

Application Date: 7/15/24  
 Fees Paid: \$225.00

SP# 3758

**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: 863 S Long Beach Avenue ZONING DISTRICT Residence A  
 SECTION 62 BLOCK 186 LOT 179, 189, 181 LOT SIZE: 50x100 = 5,000 sq ft

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Patricia Boyd</u>	Name: <u>Patricia Boyd</u>
Address: <u>863 S Long Beach Avenue</u>	Address: <u>863 S Long Beach Ave</u>
<u>Freeport NY 11520</u>	<u>Freeport, NY 11520</u>
Telephone #: <u>631-578-5002</u>	Telephone #: <u>631-578-5002</u>

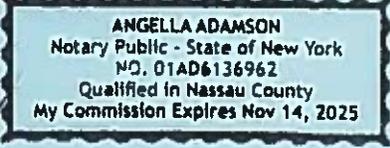
Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 (optional) Phone #: \_\_\_\_\_

Present Land Use: Residential Proposed Land Use: Residential

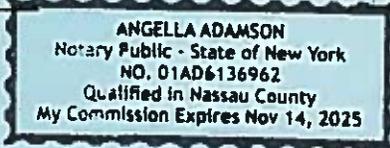
Description of Proposed Work: Renovation to Existing Driveway. No change  
in use, Egress or Size of Driveway

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 \_\_\_\_\_ DATE 6/25/24  
 Sworn to before me this 25 day of June, 2024  
 Notary Public: 

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

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 6/25/24  
 Sworn to before me this 25 day of June, 2024  
 Notary Public: 

**FOR VILLAGE USE ONLY**

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

### SUBMISSION CHECKLIST

YES	NO	N/A	
_____	_____	<u>X</u>	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).
_____	_____	<u>X</u>	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:
<u>X</u>	_____	_____	a. Title of drawing, including name and address of applicant.
<u>X</u>	_____	_____	b. North point, scale, and date.
<u>X</u>	_____	_____	c. Boundaries of the project.
<u>X</u>	_____	_____	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.
_____	_____	<u>X</u>	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
<u>X</u>	_____	_____	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.
_____	_____	<u>X</u>	g. Location of outdoor storage and description of materials to be stored.
<u>X</u>	_____	_____	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	<u>X</u>	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	<u>X</u>	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	<u>X</u>	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
_____	_____	<u>X</u>	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
<u>X</u>	_____	_____	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	<u>X</u>	n. Location, design and size of all signs and lighting facilities.
_____	_____	<u>X</u>	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	<u>X</u>	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	<u>X</u>	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	<u>X</u>	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
_____	_____	<u>X</u>	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
<u>X</u>	_____	_____	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>X</u>	_____	_____	u. Estimated project construction schedule.
<u>X</u>	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	<u>X</u>	w. Identification of any federal, state or county permits required for project execution.
_____	_____	<u>X</u>	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

May 22, 2024

Patricia Boy  
863 S. Long Beach  
Freeport, NY 11520

RE: 863 S. Long Beach, Freeport, NY  
Zoning District: Residence A Sec. 62 Blk. 186 Lot 179  
Building Permit Application #20243723  
Description: Maintain extended driveway 506.80 SqFt

Dear Ms.

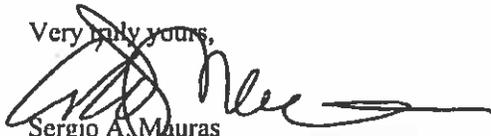
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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 377-3632.

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

ZBA Approval Needed: No

RECEIVED  
2024 JUL 15 11:56  
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. 20243723

Location: 863 S. Long Beach

Applicant: Patricia Boy

Description: Maintain extended driveway 506.80 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: May 22, 2024

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2024 JUL 15 11:59

*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

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**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Replace driveway + walkway</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>Driveway is replaced and walkway to front steps paved.</i>			
Name of Applicant or Sponsor: <i>Patricia Boyd</i>		Telephone: <i>631-578-5002</i>	
		E-Mail: <i>pboydpatricia1@gmail.com</i>	
Address: <i>863 S Longbeach Avenue</i>			
City/PO: <i>Freeport, NY</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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FREEPORT NY

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation service(s) available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</p> <p>b. Is the proposed action located in an archeological sensitive area?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>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: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline    <input type="checkbox"/> Forest    <input type="checkbox"/> Agricultural/grasslands    <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland    <input type="checkbox"/> Urban    <input type="checkbox"/> Suburban</p>			
<p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>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</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	

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FREEPORT BUILDINGS DEPT.

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>Patricia Boyd</u>	Date: <u>4/22/24</u>	
Signature: _____		

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

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

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APR 24 2024

FREEPORT BUILDING DEPT.

No, or small impact may occur	Moderate to large impact may occur
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
- 11. Will the proposed action create a hazard to environmental resources or human health?

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

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VILLAGE OF FREEPORT, NY

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

**863 S. LONG BEACH AVENUE  
FREEPORT, NY 11520  
Block: 186 | Lot: 179, 180, 181  
Patricia Boyd  
P: 631 - 578 - 5002**

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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



LEFT SIDE VIEW



RIGHT SIDE VIEW

**863 S. LONG BEACH AVENUE  
FREEPORT, NY 11520  
Block: 186 | Lot: 179, 180, 181  
Patricia Boyd  
P: 631 – 578 - 5002**

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OVERALL VIEW



FRONT VIEW

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OFFICE  
FREEPORT, NY



863 South Long Beach Avenue, Freeport



786 South Long Beach Avenue, Freeport



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2024 JUL 15 11:57

VILLAGE OF  
POLICE OFFICE  
FREEPORT, NY

843 South Long Beach Avenue, Freeport



863 South Long Beach Avenue, Freeport



862 South Long Beach Avenue, Freeport



856 South Long Beach Avenue, Freeport





**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER**

October 4, 2024

Patricia Boy  
863 S. Long Beach  
Freeport, NY 11520

RE: **863 S. Long Beach, Freeport, NY**

**Zoning District: Residence A Sec. 62 Blk. 186 Lot 179**

**Building Permit Application #20243723**

**Description: Maintain extended driveway 506.80 SqFt, stairs and new windows.**

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 377-3632.

Very truly yours,

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

ZBA Approval Needed: 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. 20243723

**Location:** 863 S. Long Beach

**Applicant:** Patricia Boy

**Description:** Maintain extended driveway 506.80 SqFt, stairs and new window

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

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

**REASON(S) FOR DETERMINATION**

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

A)

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

Dated: October 4, 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 Date: 9/23/24  
Fees Paid: \$1225.00

SP# 3715

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: 414 NASSAU AVE ZONING DISTRICT Residence A  
SECTION 62 BLOCK 185 LOT 262 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Vivian Williams</u>	Name: <u>Vivian Williams</u>
Address: <u>414 NASSAU AVE</u>	Address: <u>414 NASSAU AVE</u>
<u>Freeport NY 11520</u>	<u>Freeport NY 11520</u>
Telephone #: <u>516-469-5861</u>	Telephone #: <u>516-469-5861</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Widen driveway to a total of 29'x31' and replace steps

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~~ It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

Vivian Williams  
APPLICANT'S SIGNATURE

9/13/2024  
DATE

Sworn to before me this 13  
day of September, 2024  
Notary Public

KEN ALTMAN  
Notary Public, State of New York  
No. 01AL6207042  
Qualified in Nassau County  
Commission Expires June 08, 2025

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

Vivian Williams  
PROPERTY OWNER'S SIGNATURE

9/13/2024  
DATE

Sworn to before me this 23<sup>rd</sup>  
day of SEPTEMBER, 2024  
Peggy M. Lester  
Notary Public

PEGGY M. LESTER  
Notary Public, State of New York  
No. 01LE6293122  
Qualified in Nassau County  
Commission Expires Nov. 25, 2025

\*\*\*\*\*  
FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
**August 12, 2024**

Vivian Williams  
414 Nassau Ave  
Freeport , NY 11520

**RE: 414 Nassau Ave Freeport, NY 11520**  
**Zoning District – Residence A Sec. 62 Blk. 185 , Lot 262**  
**Building Permit Application #20243877**  
**Description– Widen driveway to a total of 29’ x 31’ and replace steps.**

RECEIVED  
2024 SEP 23 P 12:58  
CLERK'S OFFICE  
VILLAGE OF FREEPORT

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

ZBA Approval Needed: 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. 20243877

Location: 414 Nassau Ave Freeport, NY 11520

Applicant: Vivian Williams

Description: Widen driveway to a total of 29' x 31' and replace steps.

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: August 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.

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JUL 31 2024

617.20 Appendix B Short Environmental Assessment Form

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2024 SEP 23 P 12: 31

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**

Veteran's Administration

Name of Action or Project:  
Widen Driveway and replace steps

Project Location (describe, and attach a location map):  
414 NASSAU AVE Freeport NY 11520

Brief Description of Proposed Action:  
Widen Drive way and replace steps. SO THAT wheel chair vehicle could get and open up in the driveway He is 100% disable, my husband is 33 year war veteran suffering from the effects of Agent Orange. He now has Parkinsons and is unable to walk or dress himself. He requires assistance with everything he do.

Name of Applicant or Sponsor: U. Williams Telephone: 516-469-5861  
E-Mail:

Address:  
414 NASSAU AVE

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

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

4. Check all land uses that occur on, adjoining and near the proposed action.

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

F V D

<p>5. Is the proposed action,  <b>a. A permitted use under the zoning regulations?</b>  <b>b. Consistent with the adopted comprehensive plan?</b></p>	<p>NO</p>	<p>YES</p>	<p>N/A</p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p>	<p>YES</p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?          If Yes, identify: _____</p>	<p>NO</p>	<p>YES</p>	
<p>8. <b>a. Will the proposed action result in a substantial increase in traffic above present levels?</b>  <b>b. Are public transportation service(s) available at or near the site of the proposed action?</b>  <b>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</b></p>	<p>NO</p>	<p>YES</p>	
<p>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: _____</p>	<p>NO</p>	<p>YES</p>	
<p>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: _____</p>	<p>NO</p>	<p>YES</p>	
<p>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: _____</p>	<p>NO</p>	<p>YES</p>	
<p>12. <b>a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</b>  <b>b. Is the proposed action located in an archeological sensitive area?</b></p>	<p>NO</p>	<p>YES</p>	
<p>13. <b>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>  <b>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</b>          If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<p>NO</p>	<p>YES</p>	
<p>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</p>			
<p>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?</p>	<p>NO</p>	<p>YES</p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO</p>	<p>YES</p>	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?          If Yes,  <b>a. Will storm water discharges flow to adjacent properties?</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  <b>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</b>          If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p>	<p>YES</p>	

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 FREEPORT BUILDING DEPT.

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)? 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: Vivian Williams Date: 7/30/24  
 Signature: [Handwritten Signature]

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

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

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 VILLAGE OF FREEPORT

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JUL 31 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 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

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) \_\_\_\_\_

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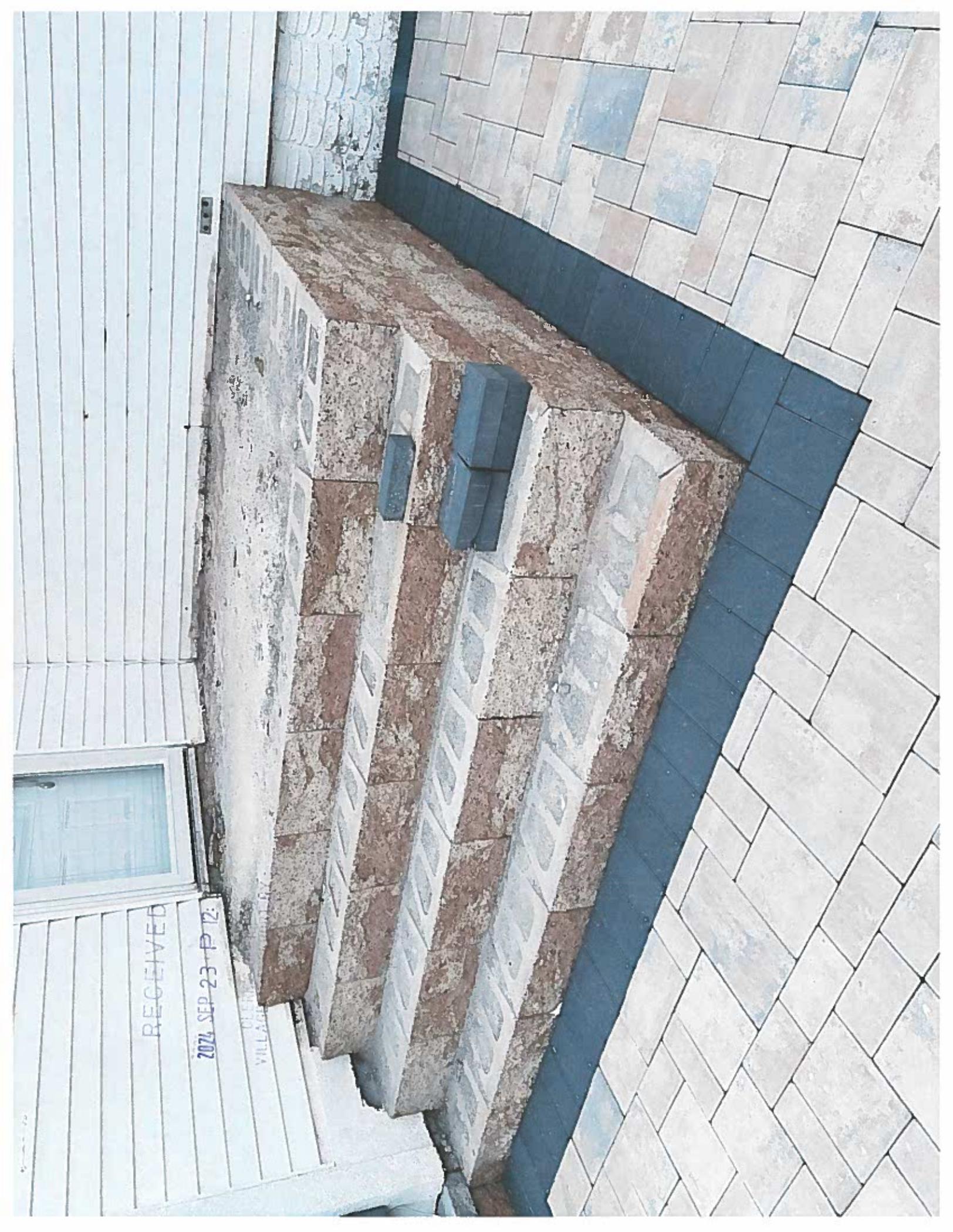
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

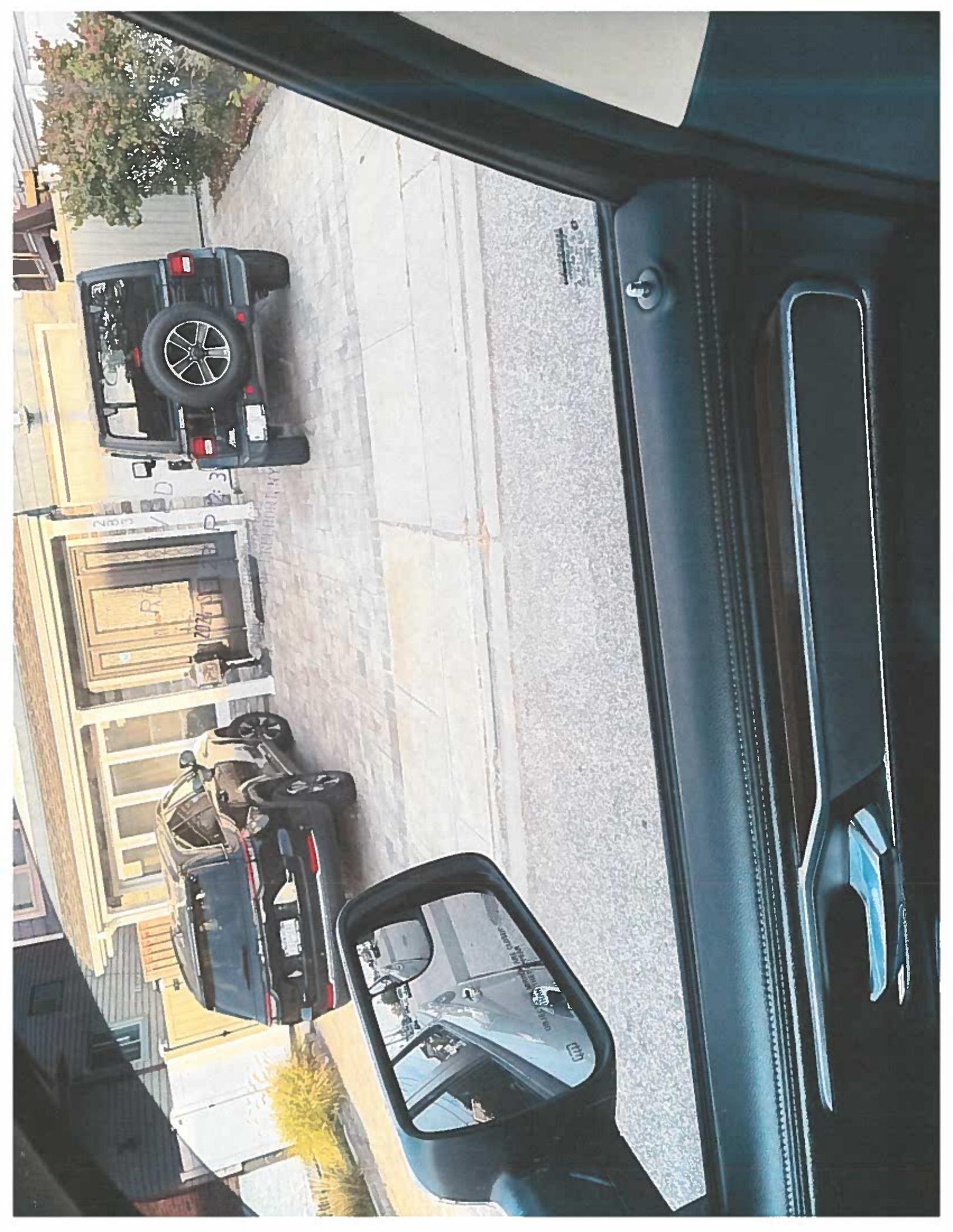


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2024 SEP 23 PM 12:

CLEVER  
VILLAGE

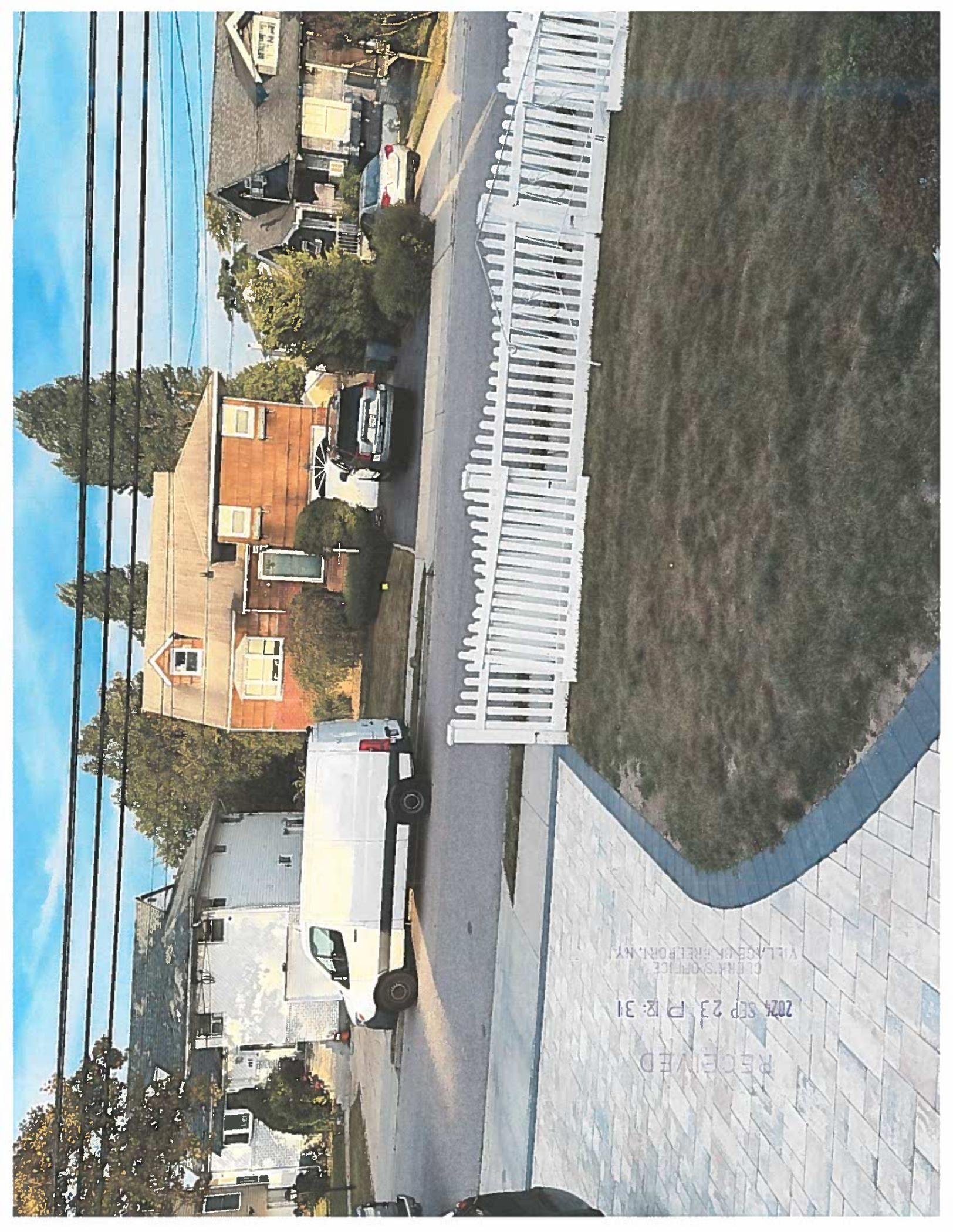




CLERK'S OFFICE  
VILLAGE OF FREEPORT, N.Y.

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2021 SEP 23 P 12:31

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VILLAGE OF FREEPORT, NY



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2024 SEP 23 P 12:32

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VILLAGE OF FREEPORT, NY



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7076 SEP 23 12:32

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



DRAWN	CHECKED	DATE	SEC.
N.O.	J. D. C.	10-26-55	BLK.
N.O.	J. D. C.	12-16-55	FILE NO.
N.O.	J. D. C.	2-17-56	JOB NO.

GUARANTEED TO:  
 TITLE GUARANTEE & TRUST CO.  
 HOUSING CAPITAL CORP.  
 FEDERAL HOUSING ADMINISTRATION  
 VETERANS ADMINISTRATION  
*Baldwin & Cornelius Co.*  
*J. D. C.*

NOTE:  
 GAS, WATER, ELEC., SEWER IN ST.  
 NO HOUSE NUMBER  
 WALK & CURB LAY TO EST. GRADE

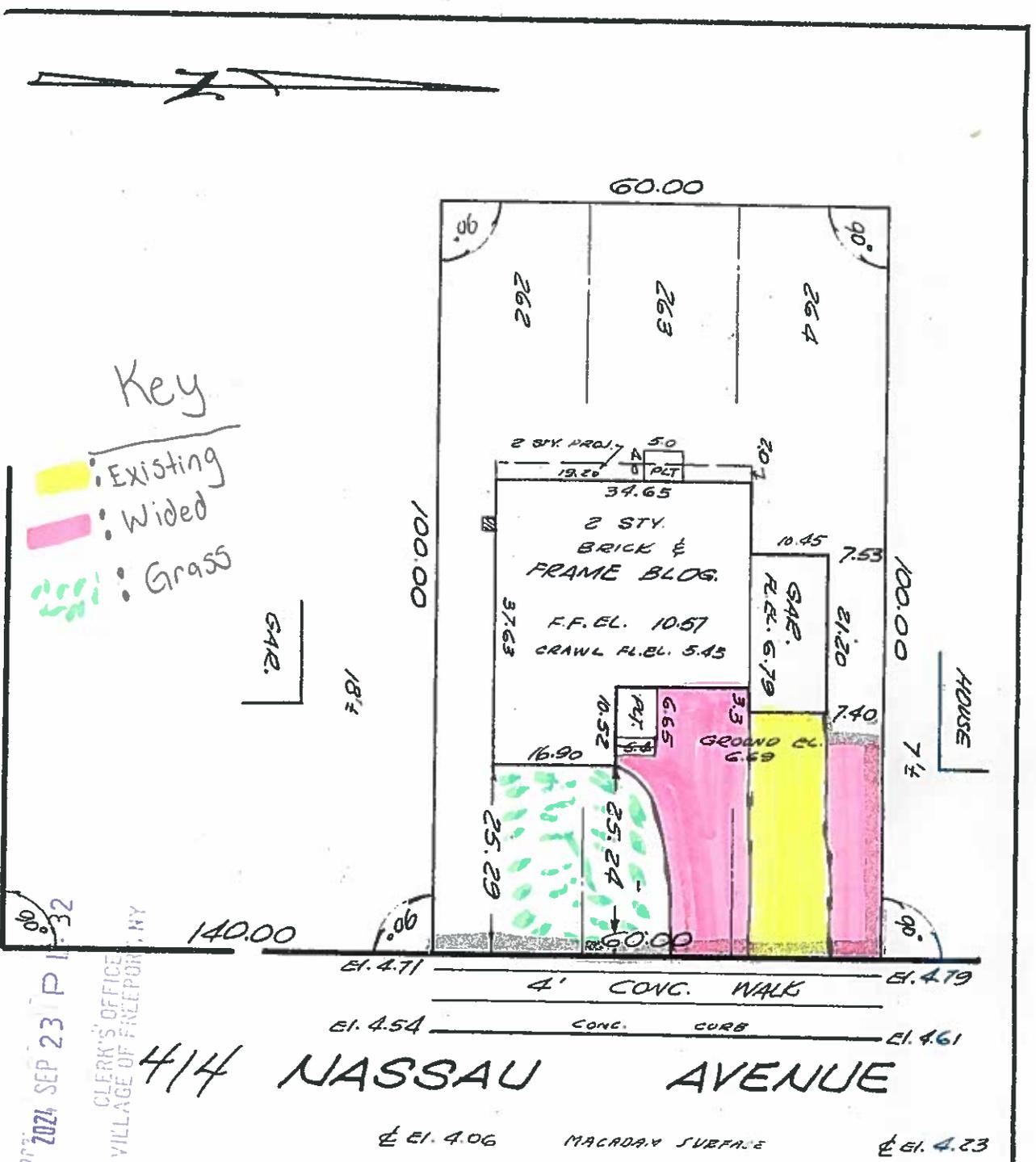
RE-DATED: FEB. 14, 1956  
 RE-DATED: DEC. 14, 1955  
 LOTS No. 262-263-264

AMENDED MAP OF  
 BAUDALL BAY  
 ESTATES  
 SEC. 3

FREEPORT, N.Y.  
 SURVEYED: OCT. 26, 1955

BALDWIN & CORNELIUS CO.  
 CIVIL ENGINEERS & SURVEYORS  
 LICENSE NO. 793 & 527

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



Application Date: 10/4/24  
Fees Paid: \$225

SP# 3776

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: 448 RAY ST ZONING DISTRICT RES A  
SECTION 54 BLOCK 312 LOT 36 LOT SIZE: 7500 SQ FT

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>OWNER</u>	Name: <u>MARC FRIEDMAN</u>
Address:	Address: <u>448 RAY ST</u> <u>FREEPORT NY 11520</u>
Telephone #:	Telephone #: <u>516 673 1472</u>

ARCHITECT  
Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST  
(optional) Phone #: 516 241 5969 FREEPORT, NY 11520

Present Land Use: SINGLE FAMILY Proposed Land Use: SINGLE FAMILY

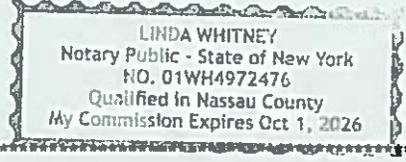
Description of Proposed Work: EXTEND 2ND FLOOR 350 SQ FT AND  
BUILD 22.75' x 11.5' SIDE DECK

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 25  
day of Sept 2024  
Linda Whitney  
Notary Public

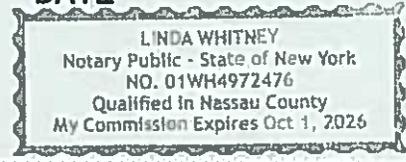
9.25.2024  
DATE



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

[Signature]  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 25  
day of Sept 2024  
Linda Whitney  
Notary Public

Sep 25, 2024  
DATE



FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

August 21, 2024

Marc Friedman  
448 Ray St  
Freeport, NY 11520

**RE: 448 Ray St Freeport, NY**

**Zoning District – Residence A Sec. 54 Blk. 312, Lot 36**

**Building Permit Application #20243903**

**Description: Extend 2<sup>nd</sup> floor 350 SF with 22.75' x 11.5' side deck.**

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 377-3632.

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

VILLAGE OF FREEPORT, NY

CLERK'S OFFICE

2024 OCT - 4 P 1:40

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ZBA Approval Needed: NO

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

2024 OCT -4 P 1:40

Notice

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:

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. 20243903

Location: 448 Ray St, Freeport NY 11520

Applicant: Marc Friedman

Description: Extend 2<sup>nd</sup> floor 350 SF with 22.75' x 11.5' side deck.

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: August 21, 2023

Sergio A. Mauras  
Sergio A. Mauras  
Superintendent of Buildings

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2024 3903  
 Filing Date 8/15/24

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>448 RAY ST</u>	(No.)	(Street)	ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>BAYVIEW</u>		AND <u>FORBES PLACE</u>	
	SECTION <u>54</u>	(Cross Street)	BLOCK <u>312</u>	(Cross Street)
	LOT <u>36</u>	(Cross Street)	APPROX. LOT SIZE <u>75</u> x <u>100</u>	LOT AREA <u>7500</u>

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1     New building</p> <p>2   <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-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>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> 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> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></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> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> 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><b>NON RESIDENTIAL - Complete Part "E"</b></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><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> 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><b>NON RESIDENTIAL - Complete Part "E"</b></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><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$ 89,480</u></p> <p><u>262 (\$40/sq ft) = \$ 10,480</u></p> <p><u>350 (\$200/sq ft) = 70,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p><u>EXTEND 2ND FLOOR.</u></p> <p><u>350 SQ FT AND BUILD</u></p> <p><u>262 SQ FT DECK</u></p>
--	--

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

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	MARC FRIEDMAN	<u>448 RAY ST</u> <u>FREEPORT NY</u>	<u>516</u> <u>673</u> <u>1472</u>
2. Contractor	<u>Prochilo construction INC</u>	<u>727 Blackstone Ave</u> <u>East meadow NY 11554</u>	<u>516</u> <u>205-</u> <u>8312</u>
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST</u> <u>FREEPORT, NY 11520</u>	<u>516</u> <u>241</u> <u>5969</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York</p> <p>County of Nassau</p> <p><u>MARC FRIEDMAN</u> is the contractor or owner of the above mentioned building. That the items _____ (Print) _____ (He or She) _____ is the contractor or owner of the above mentioned building. That the items _____ to the estimated cost of said building or alteration, is correct to the best of _____ knowledge and belief and will conform to all applicable laws of this State.</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Flr Square Feet <u>956</u></p> <p>Upper Flrs Square Feet <u>956</u></p>
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617.20  
Appendix B  
Short Environmental Assessment Form

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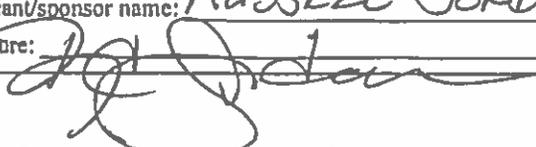
**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <span style="font-size: 1.2em;">FRIEDMAN RESIDENCE</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">448 RAY ST FREEPORT NY 11520</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">EXTEND 2ND FLOOR 350 SQFT BUILD 262 SQFT DECK</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">RUSSELL JORDAN</span>		Telephone: <span style="font-size: 1.2em;">516 241 5969</span>	
		E-Mail: <span style="font-size: 1.2em;">RJARCHITEC@AOL.COM</span>	
Address: <span style="font-size: 1.2em;">44 CASINO ST</span>			
City/PO: <span style="font-size: 1.2em;">FREEPORT</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">11520</span>
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
<span style="font-size: 1.2em;">FREEPORT BUILDING PERMIT</span>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em;">0.17</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em;">0.006</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em;">0.17</span> 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 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 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 checked="" 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 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 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"/>

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>RUSSELL JORDANI</u>		Date: <u>8/13/2024</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?	<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.

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 VILLAGE OF FINE COUNTRY

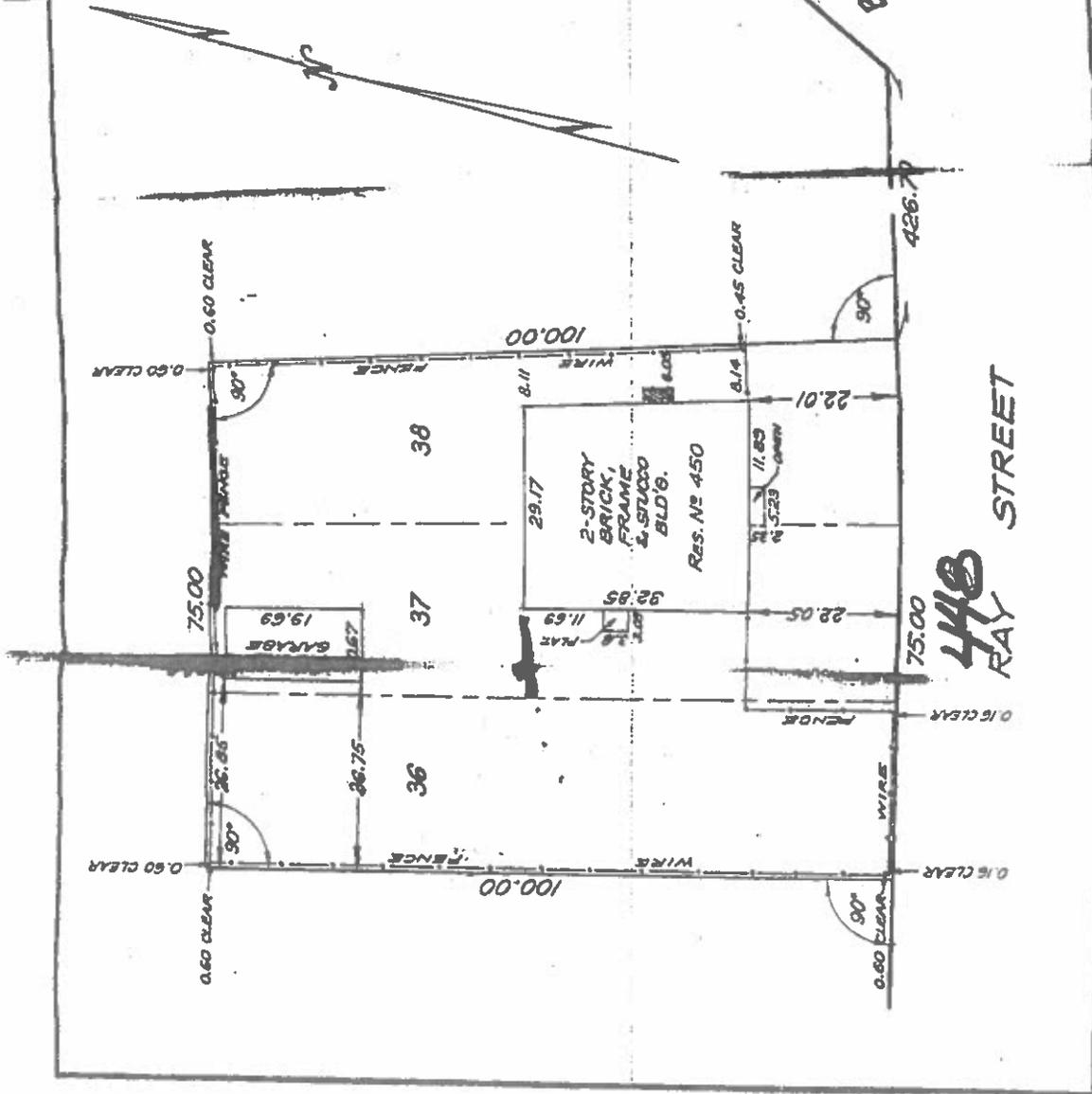
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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

DRAWN E. H. J. D. C. 1776-12 F-264

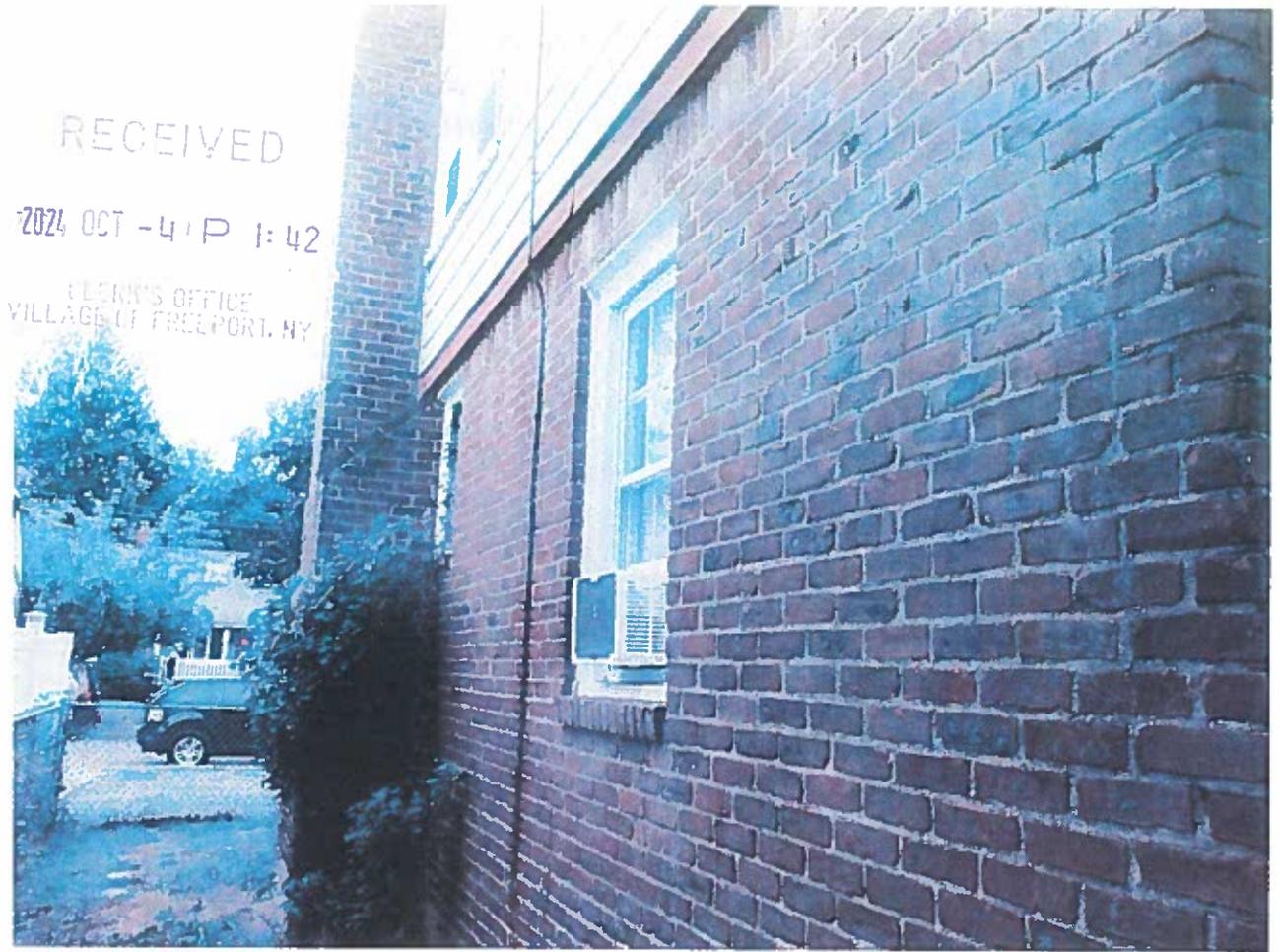
GUARANTEED TO:  
 NATIONAL BANK  
 OCEANSIDE  
 SAMUEL G. BURTIS & HELEN G. BURTIS  
*Burtis & Cornelius Co.*

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MAP OF  
 LOTS NO. 36, 37 & 38  
 FREEPORT LAND IMPROVEMENT CO. INC.  
 FREEPORT, N.Y.  
 SURVEYED MAY 23 1951  
 BALDWIN & CORNELIUS CO.  
 CIVIL ENGINEERS & SURVEYORS  
 LICENSE NO. 793 & 527  
 FREEPORT, L.I., N.Y.  
 SCALE 1"=20'



**418**  
 RAY STREET



448 Ray Street East Side

Below Front South Side of 448 Ray Street





448 Ray Street West Side



s448 Ray Street Rear North Side



House to the West of 448 Ray Street



House across the street from 448 Ray Street



HOUSE TO THE EAST OF 448 RAY STREET.

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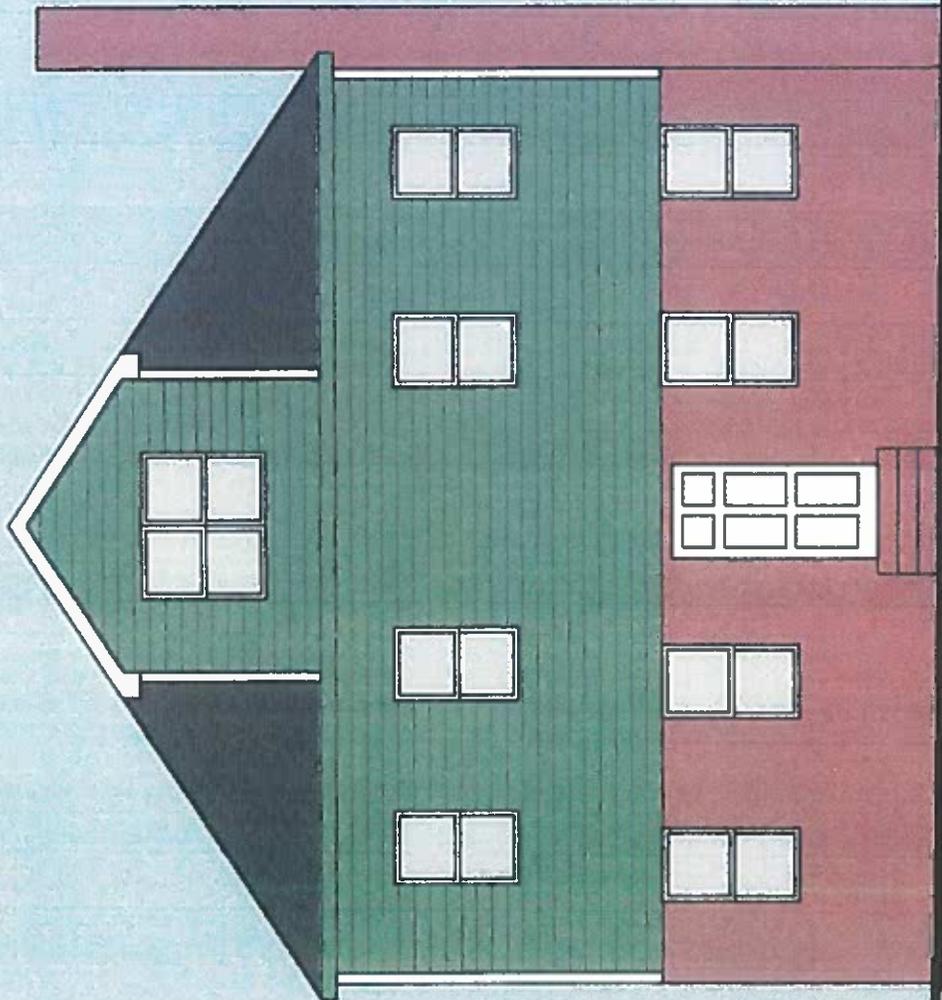
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VILLAGE OF FORT FORT, NY

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VILLAGE OF FREEPORT, NY



Existing Brick & Windows  
at First Floor  
New Andersen Windows  
at 2nd Floor and white  
PVC Trim  
Ply Gem Vinyl Siding  
Lakeshore Fern  
Timberline HD Asphalt  
Shingles Charcoal

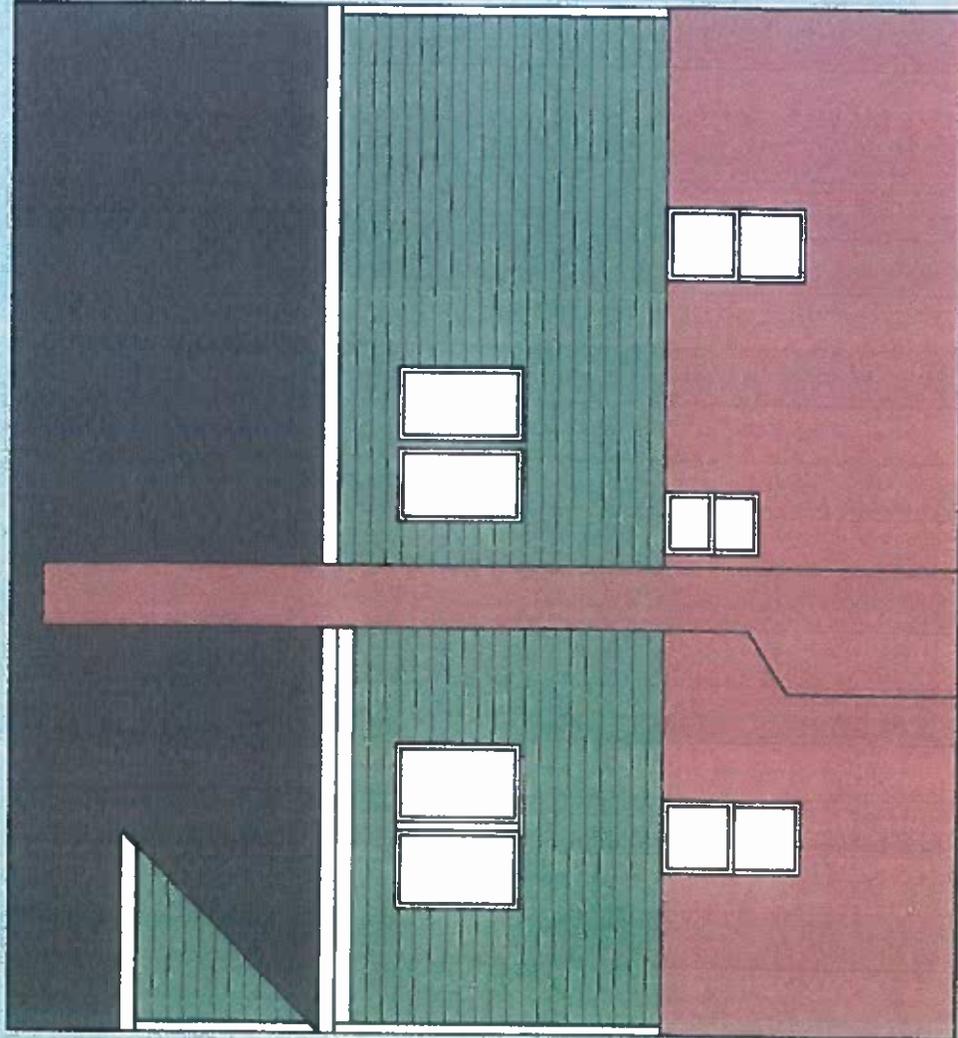
Front South Elevation  
448 Ray Street

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VILLAGE OF FREEPORT, NY

Existing Brick & Windows  
at First Floor  
New Andersen Windows  
at 2nd Floor and white  
PVC Trim  
Ply Gem Vinyl Siding  
Lakeshore Fern  
Timberline HD Asphalt  
Shingles Charcoal  
Deck: Treated Lumber  
Stained Grey

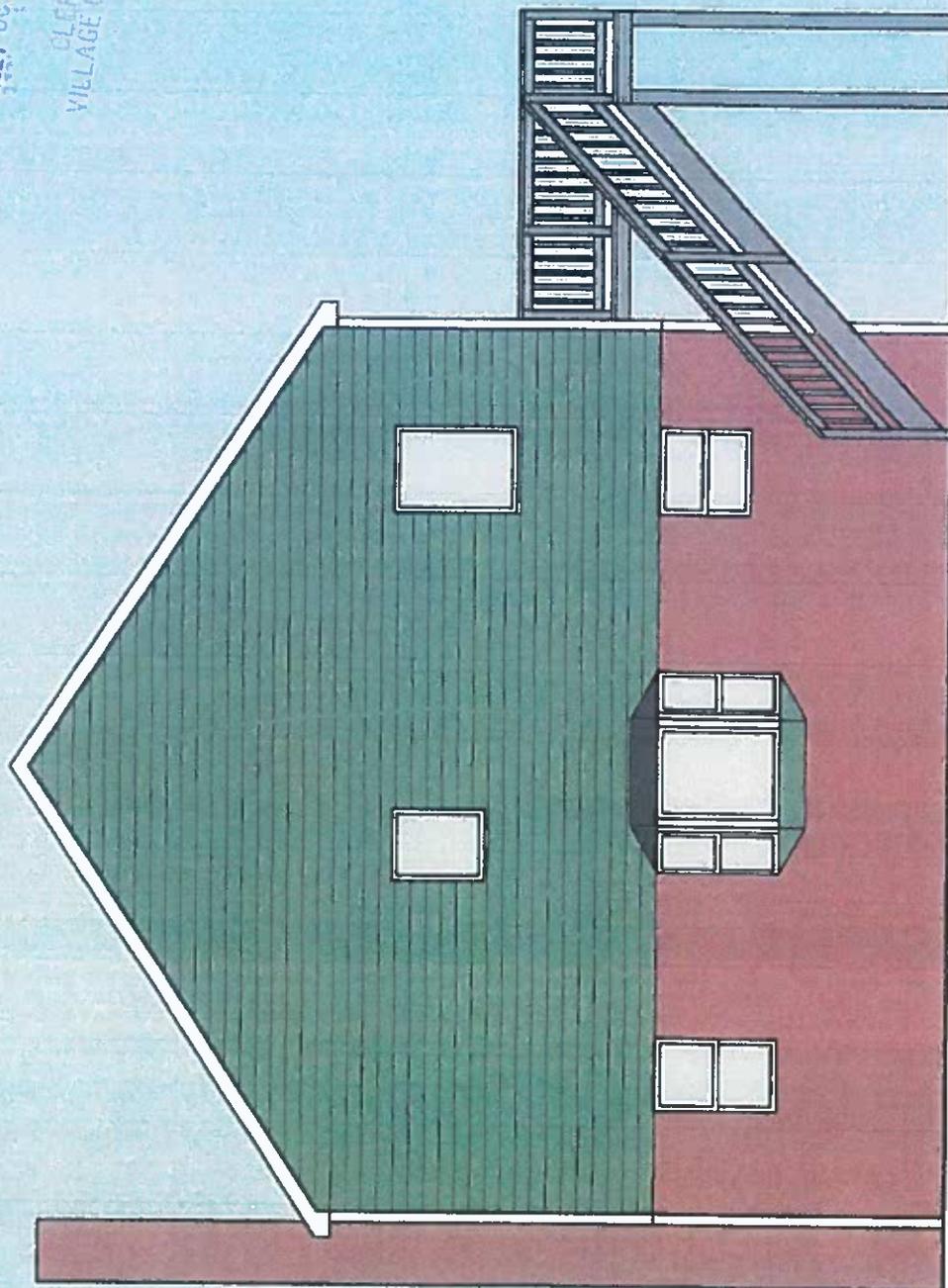


East Elevation  
448 Ray Street

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VILLAGE OF FREEPORT, NY



- Existing Brick & Windows at First Floor
- New Andersen Windows at 2nd Floor and white PVC Trim
- Ply Gem Vinyl Siding Lakeshore Fern
- Timberline HD Asphalt Shingles Charcoal
- Deck: Treated Lumber Stained Grey

Rear North Elevation  
448 Ray Street

Proposed 2nd Floor Addition: Site Plan  
Existing 1st Floor & Basement Plans & Proposed 2nd Floor Plan

Russell C. Jordan Architect  
44 Casino Street, Freeport, New York 11520  
Phone: 516-241-0868  
E-mail: russell@rca-ny.com

© R.C. Jordan 2024



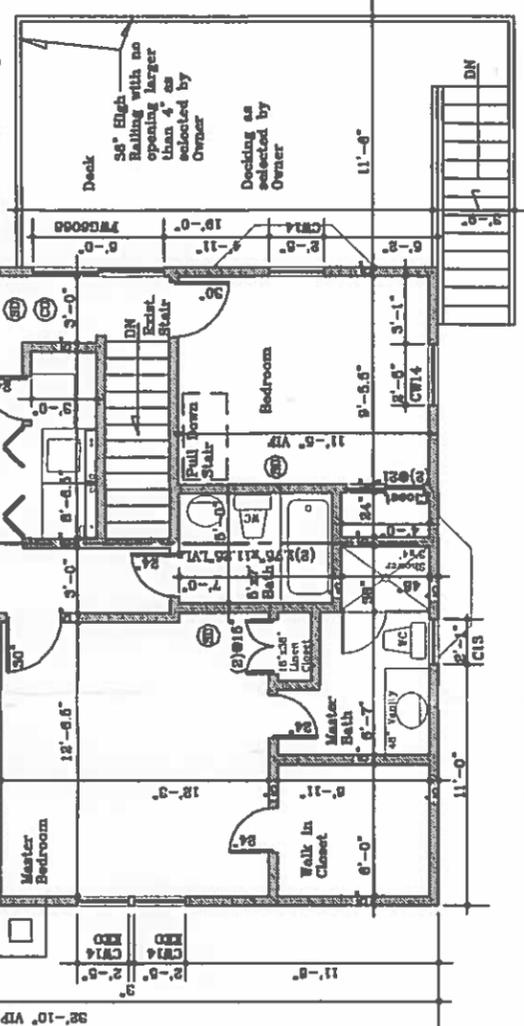
Revisions
1000 7-1-2024
1001 7-30-2024
1002 7-30-2024
1003 7-30-2024
1004 8-10-2024

Version: BD-1  
For Filing with the  
Building Department

A-1.00

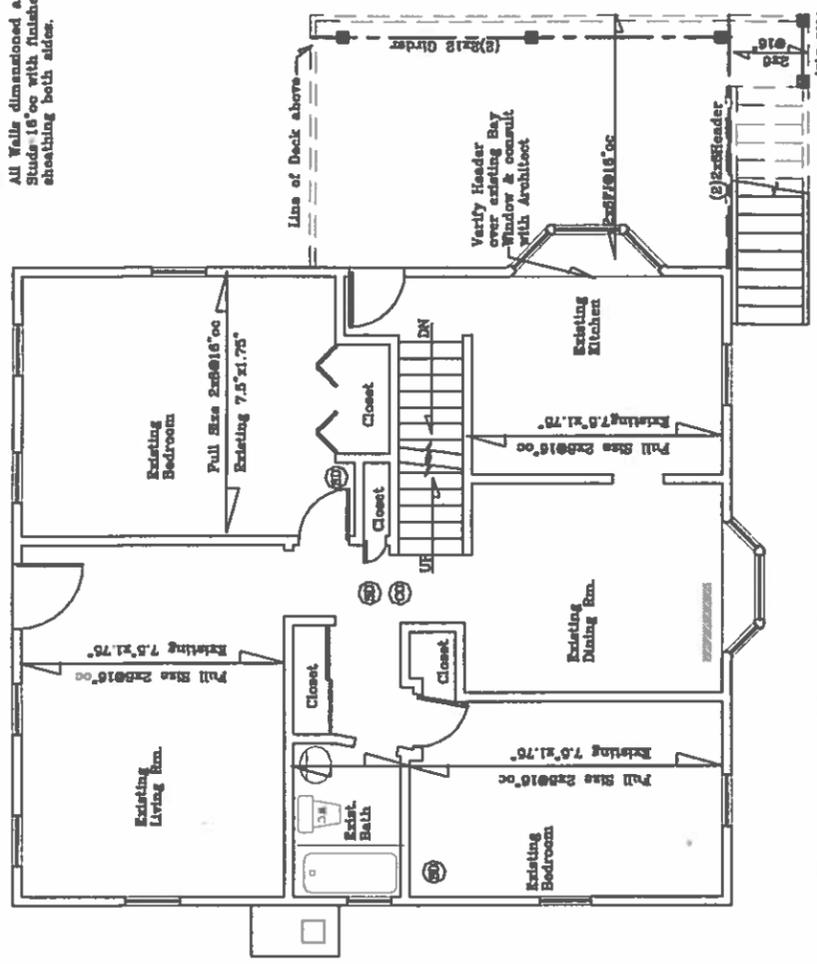
- (56) Hard wired Smoke Detector see notes
- (57) Hard wired Carbon Monoxide Detector see notes

New Treated Wood Stairs  
Max Riser = 7.75"  
Min Tread = 10"  
Bailing 36" above tread nosing. No opening larger than 4 inches shall be permitted.  
Number of treads and risers to be determined when final grade is established

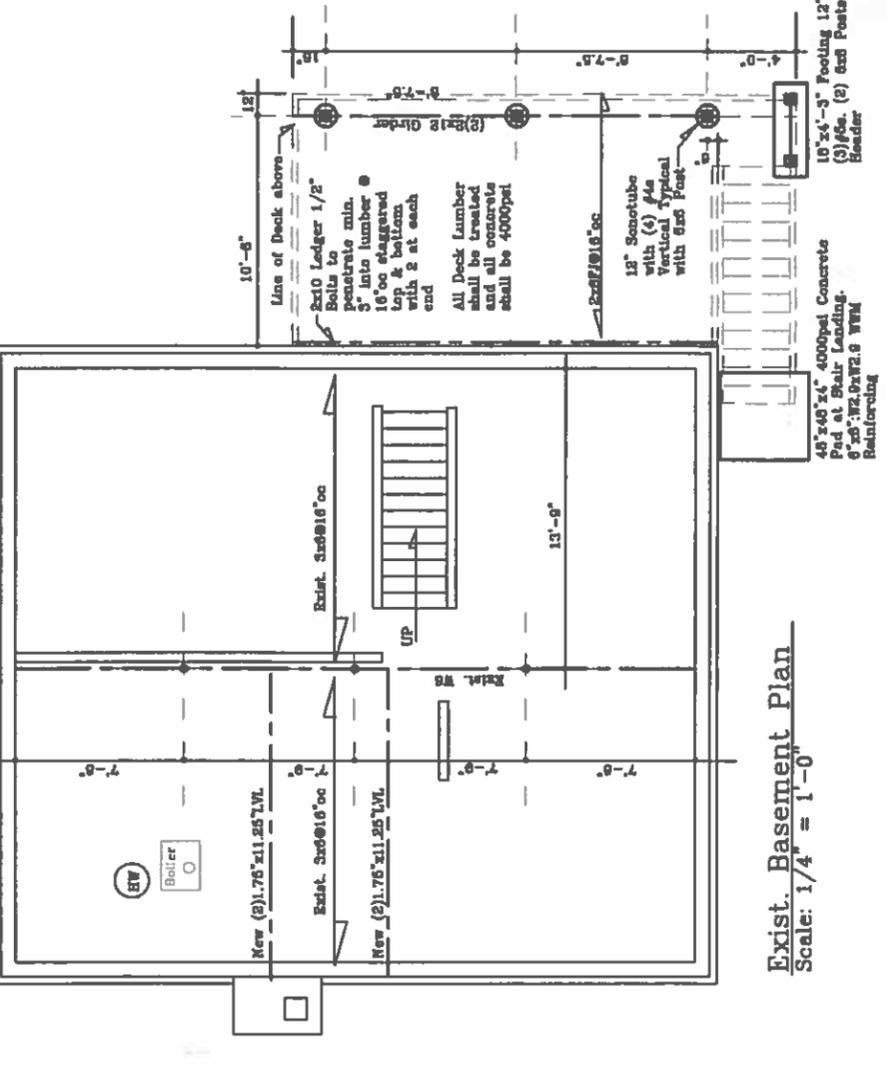


2nd Floor Plan  
Scale: 1/4" = 1'-0"

All Walls dimensioned as 5" are 2x4 Studs 16" oc with finishes and/or sheathing both sides.



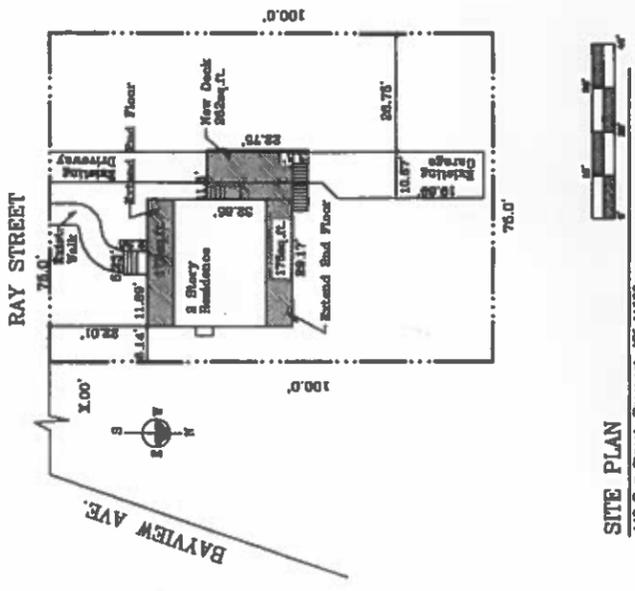
Exist. 1st Floor Plan  
Scale: 1/4" = 1'-0"



Exist. Basement Plan  
Scale: 1/4" = 1'-0"

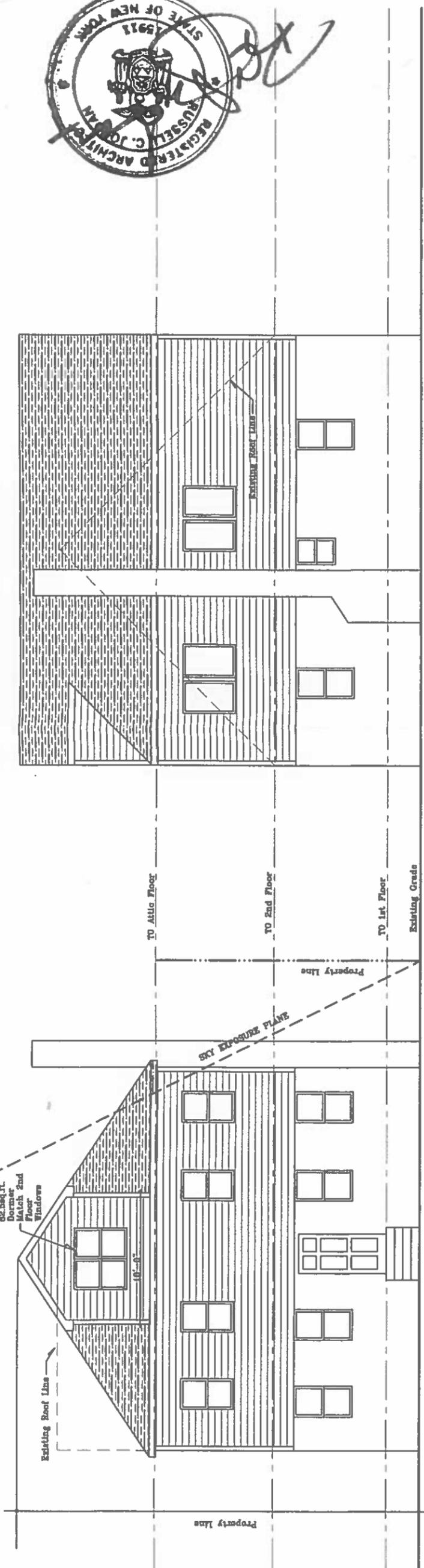
Item	Quantity	Material	Notes
Foundation A	12	12" Blocks	Foundation A
Foundation B	12	12" Blocks	Foundation B
Foundation C	12	12" Blocks	Foundation C
Foundation D	12	12" Blocks	Foundation D
Foundation E	12	12" Blocks	Foundation E
Foundation F	12	12" Blocks	Foundation F
Foundation G	12	12" Blocks	Foundation G
Foundation H	12	12" Blocks	Foundation H
Foundation I	12	12" Blocks	Foundation I
Foundation J	12	12" Blocks	Foundation J
Foundation K	12	12" Blocks	Foundation K
Foundation L	12	12" Blocks	Foundation L
Foundation M	12	12" Blocks	Foundation M
Foundation N	12	12" Blocks	Foundation N
Foundation O	12	12" Blocks	Foundation O
Foundation P	12	12" Blocks	Foundation P
Foundation Q	12	12" Blocks	Foundation Q
Foundation R	12	12" Blocks	Foundation R
Foundation S	12	12" Blocks	Foundation S
Foundation T	12	12" Blocks	Foundation T
Foundation U	12	12" Blocks	Foundation U
Foundation V	12	12" Blocks	Foundation V
Foundation W	12	12" Blocks	Foundation W
Foundation X	12	12" Blocks	Foundation X
Foundation Y	12	12" Blocks	Foundation Y
Foundation Z	12	12" Blocks	Foundation Z

The existing garage does not conform to the rear EBF but the house does. This garage was built long prior to the introduction of this requirement.



SITE PLAN  
448 Bay Street, Freeport, NY 11520

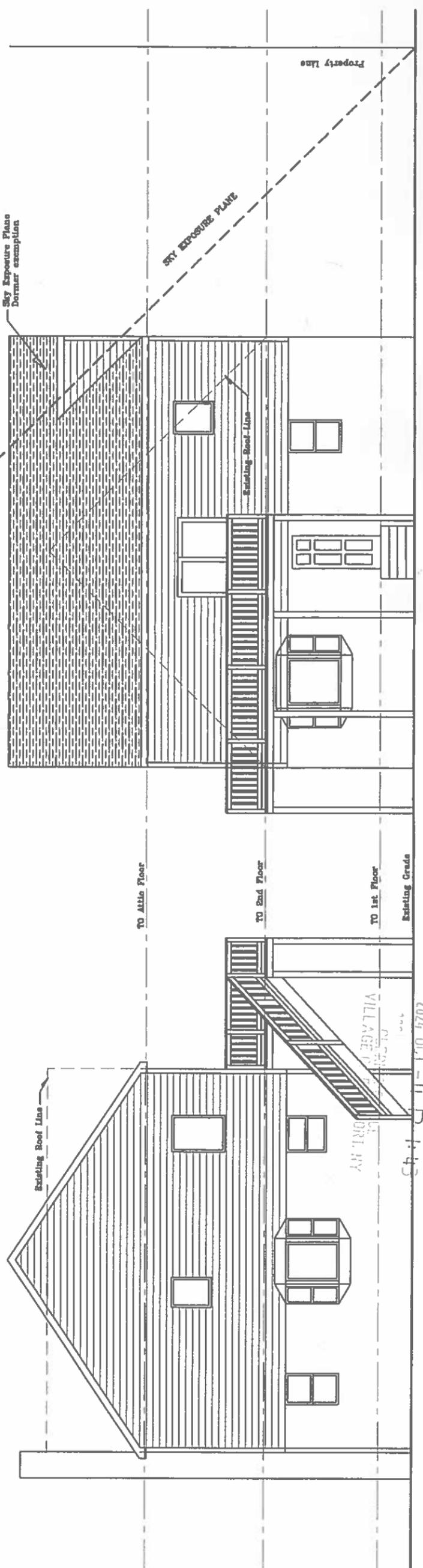
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VILLAGE OF FREEPORT, NY



South (Front) Elevation  
Scale: 1/4" = 1'-0"

East Elevation  
Scale: 1/4" = 1'-0"

30' Maximum Permitted Height



North (Rear) Elevation  
Scale: 1/4" = 1'-0"

West Elevation  
Scale: 1/4" = 1'-0"



Russell C. Jordan Architect  
44 Casino Street, Freeport, New York 11520  
Phone: 516-241-0909  
E-mail: RArchitect@aol.com  
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Friedman Residence  
448 Ray Street, Freeport, NY 11520  
Proposed 2nd Floor Addition  
Proposed Elevations

Revisions	Date	By
1000	7-1-2024	
1100	7-10-2024	
1200	8-10-2024	

Version: BD-1  
Not to be used without the Building Department

A-2.00

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2024 OCT -11 P 1:45  
CLERK OF THE CLERK OF THE COUNTY OF ORLEANS  
VILLAGE OF FREEPORT  
NEW YORK

Application Date: 10/4/2024  
Fees Paid: \$2250

SP# 3777

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: 114 CONNECTICUT AVE ZONING DISTRICT RESIDENCE AA  
SECTION 55 BLOCK 387 LOT 48 LOT SIZE: 55 x 117.00

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>KERRY TAYLOR</u>			Name: <u>KERRY TAYLOR</u>
Address: <u>114 CONNECTICUT AVE</u> <u>FREEPORT NY 11520</u>			Address: <u>114 CONNECTICUT AVE</u> <u>FREEPORT 11520</u>
Telephone #: <u>347-645-5996</u>			Telephone #: <u>347-645-5996</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: TO WIDEN EXISTING DRIVEWAY BY 605 FEET

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

Kerry Taylor  
APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 10/3/2024  
Sworn to before me this 3RD  
day of OCTOBER, 2024  
Peggy M. Lester  
Notary Public  
Notary Public, State of New York  
No. 01LE6293122  
Qualified in Nassau County  
Commission Expires Nov. 25, 2025

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

Kerry Taylor  
PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 10/8/2024  
Sworn to before me this 3RD  
day of OCTOBER, 2024  
Peggy M. Lester  
Notary Public  
Notary Public, State of New York  
No. 01LE6293122  
Qualified in Nassau County  
Commission Expires Nov. 25, 2025

FOR VILLAGE USE ONLY

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

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

September 20, 2024

Kerry Taylor  
114 Connecticut Ave  
Freeport, NY 11520

**RE: 114 Connecticut Ave, Freeport, NY**  
**Zoning District – Residence AA Sec. 55 Blk. 387 , Lot 48**  
**Building Permit Application #20243945**  
**Description – Expand driveway 6.5' x 35.1'**

Dear Ms.

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 377-3632.

Very truly yours,



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

ZBA Approval Needed: NO

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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. 20243945

Location: 114 Connecticut Ave

Applicant: Kerry Taylor

Description: Expand driveway 6.5' x 35.1'

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: September 20, 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.

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VILLAGE OF FREEPORT  
DEPARTMENT OF BUILDINGS

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>LYONS HOME Improvement</b>			
Project Location (describe, and attach a location map): <b>114 Connecticut overn Freeport NY 11520</b>			
Brief Description of Proposed Action: <b>Remove 70 old cement from Driveway with saws to make Driveway 6.5 Feet wider. The approx 6.5 Feet wider. Driveway will have BRICK The approx will have cement</b>			
Name of Applicant or Sponsor: <b>Kerry Taylor</b>		Telephone: <b>317.645.5926</b>	
		E-Mail:	
Address: <b>144 Connecticut Avenue</b>			
City/PO: <b>Freeport</b>		State: <b>NY</b>	Zip Code: <b>11520</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action? _____ 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 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			

<p>5. Is the proposed action,  a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> YES
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  If Yes, identify: _____</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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?</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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:  _____</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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: _____</p>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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: _____</p>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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?</p>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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: _____</p>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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</p>			
<p>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?</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>16. Is the project site located in the 100 year flood plain?</p>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES
<p>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: _____</p>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES <input type="checkbox"/> YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>WILKINSON (you)</u>		Date: <u>9/13/2024</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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

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

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date 9/13/24

## 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>114 Connecticut Ave</u> <u>FREEPORT NY</u> ZONING DISTRICT <u>Residence A</u> (No.) (Street)
	BETWEEN _____ AND _____ (Cross Street) (Cross Street)
	SECTION <u>55</u> BLOCK <u>387</u> LOT <u>48</u> APPROX. LOT SIZE _____ x _____ LOT AREA _____

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

<b>A. TYPE OF IMPROVEMENT</b> 1     New building 2     Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)	<b>B. PROPOSED OR EXISTING USE</b>  <b>RESIDENTIAL</b> 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 _____  <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, institutional 22     Other - Specify _____
---	--

<b>C. COST</b>  10 TOTAL COST OF IMPROVEMENT \$ <u>14,500</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>Remove the old cement from</u> <u>Driveway with goal to make the</u> <u>Driveway 6.5 feet wider</u> <u>expand goal to foot 5ft more.</u> <u>Driveway will have brick</u>
---	---

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

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Kerry Taylor</u>	<u>114 Connecticut Ave</u> <u>Freeport NY 11520</u>	<u>347</u> <u>645-5996</u>
2. Contractor <u>Wilfredo Lyons</u> <u>Lyons Home Improvements</u> <u>LLC</u>	<u>21 Halsey St Freeport NY</u> <u>11520</u>	<u>203-729-34</u> <u>4c</u>
3. Architect or Engineer		

### IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

**MESHESNA C LITTLE**  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 01L16066956  
 Qualified in Nassau County  
 My Commission Expires 11-26-20\_\_\_\_

Contractor or Owner [Signature] (Print)  
 Address 21 Halsey St Freeport NY  
 Phone \_\_\_\_\_

State of New York  
 County of Nassau  
Wilfredo Lyons being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of he knowledge and belief and agrees to conform to all applicable laws of this

### V. FLOOD ZONE

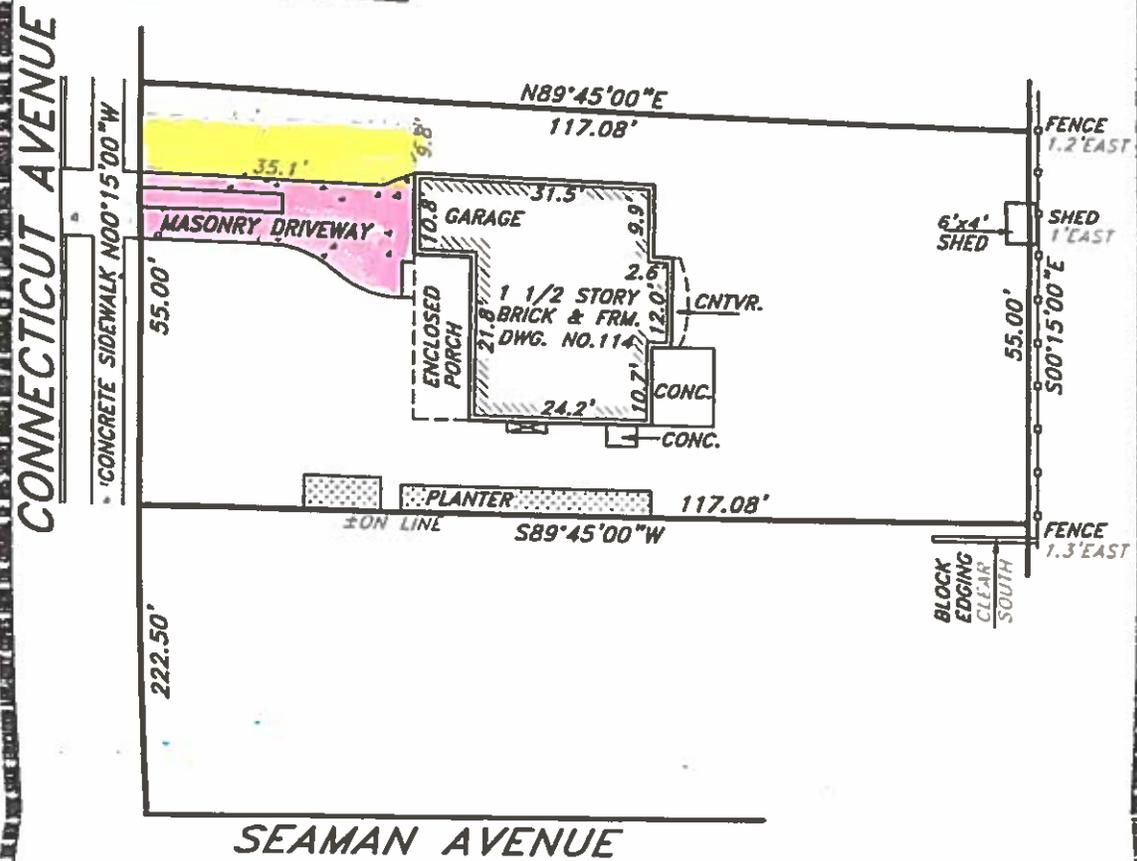
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
 YES \_\_\_\_\_ NO \_\_\_\_\_  
 IF YES, WHICH ZONE? \_\_\_\_\_

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

**PROJECT DESCRIPTION**  
 Total/First Flr Square Feet   
 Upper Flrs Square Feet

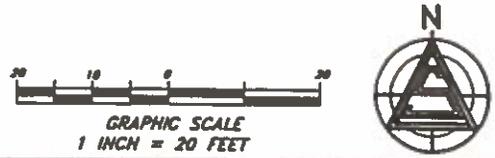


Proposed  
 6.5" x 35.1"  
 +  
 Existing 6.5" x 3.5"



LEGEND:

FRAME	ENCLOSED	MAS.	MASONRY
CNTVR.	FENCE	CONC.	CONCRETE
O.H.	GARAGE	BRICK	BRICK
OVERHANG	CELLAR ENTRY	ASP.	ASPHALT
R/O/O	WINDOW WELL	O.H. UTE.	OVERHEAD UTILITIES
C/W	MASONRY WALK	FENCE	
CONCRETE WALK	UTILITY POLE		
STORY			
OIL TANK			
FIRE ESCAPE			



MAP OF LOT 645 AND PART OF LOTS 644 AND 646  
 AS SHOWN ON  
 "AMENDED MAP NO.2 OF RESIDENCE PARK AT FREEPORT"  
 SITUATED AT  
 INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD  
 NASSAU COUNTY, NEW YORK  
 MAP NO. 793 FILED 12/23/1932 TAX MAP DESIGNATION SECTION 55 BLOCK 387 LOT 48

REFERENCE NO: 15966

CERTIFIED TO:  
 KERRY TAYLOR  
 MKM ABSTRACT SERVICES, INC.  
 FIRST AMERICAN TITLE INSURANCE CO.  
 RESIDENTIAL HOME FUNDING CORP.  
 TITLE NO. MKM-N-31960

CHRISTOPHER HENN, L.S.  
 SURVEY SOLUTIONS

LAND SURVEYORS  
 46 HUNTING HILL DR.  
 DIX HILLS, NY 11746  
 (631) 858-1675  
 www.titlesurvey.com

DATE 6/26/2015

N.Y.S. LIC. NO. 49857  
 (C) COPYRIGHT

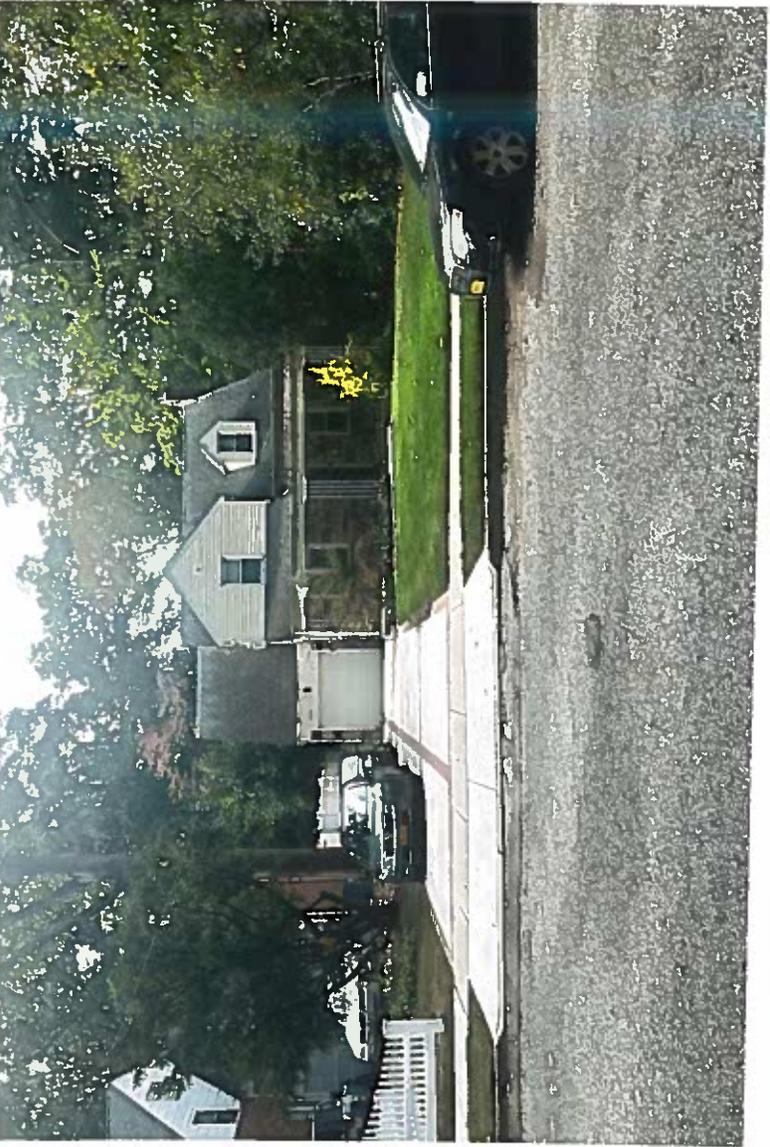
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CLERK'S OFFICE  
VILLAGE OF FALL HARBOR, NY



CLARKSON PARK

2024 OCT -4 P 2:32

CLARKSON PARK  
VILLAGE CENTER

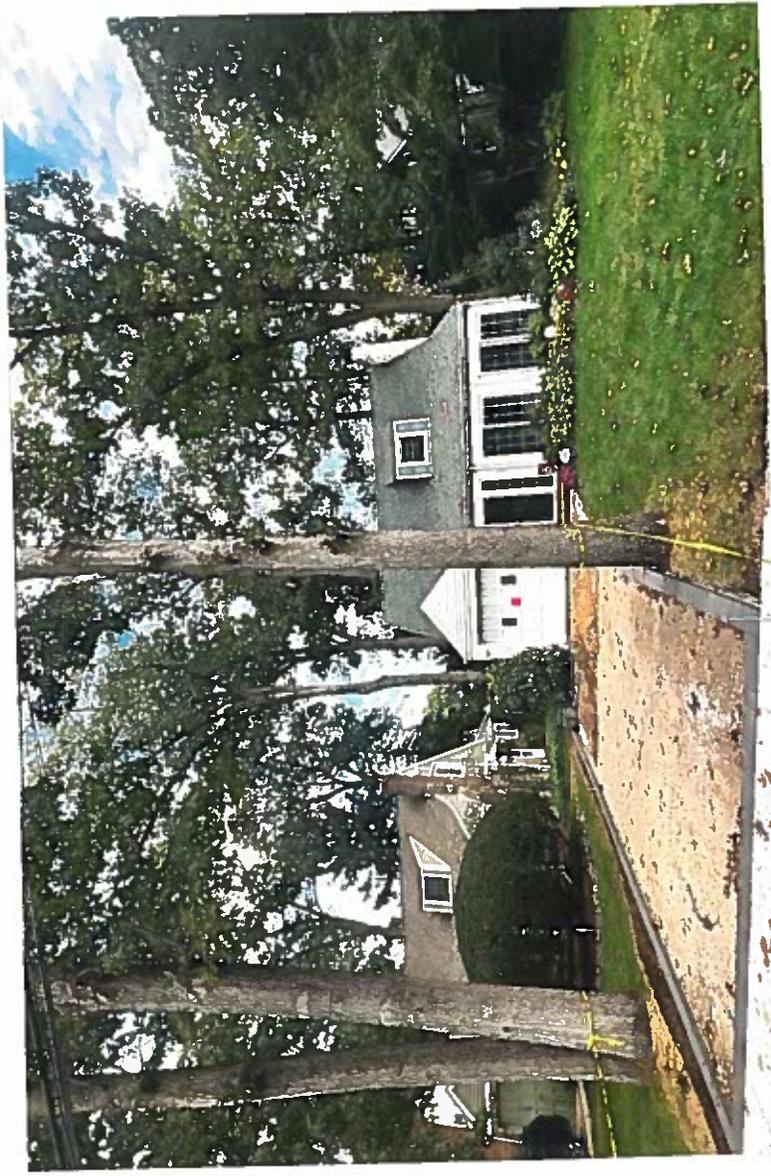
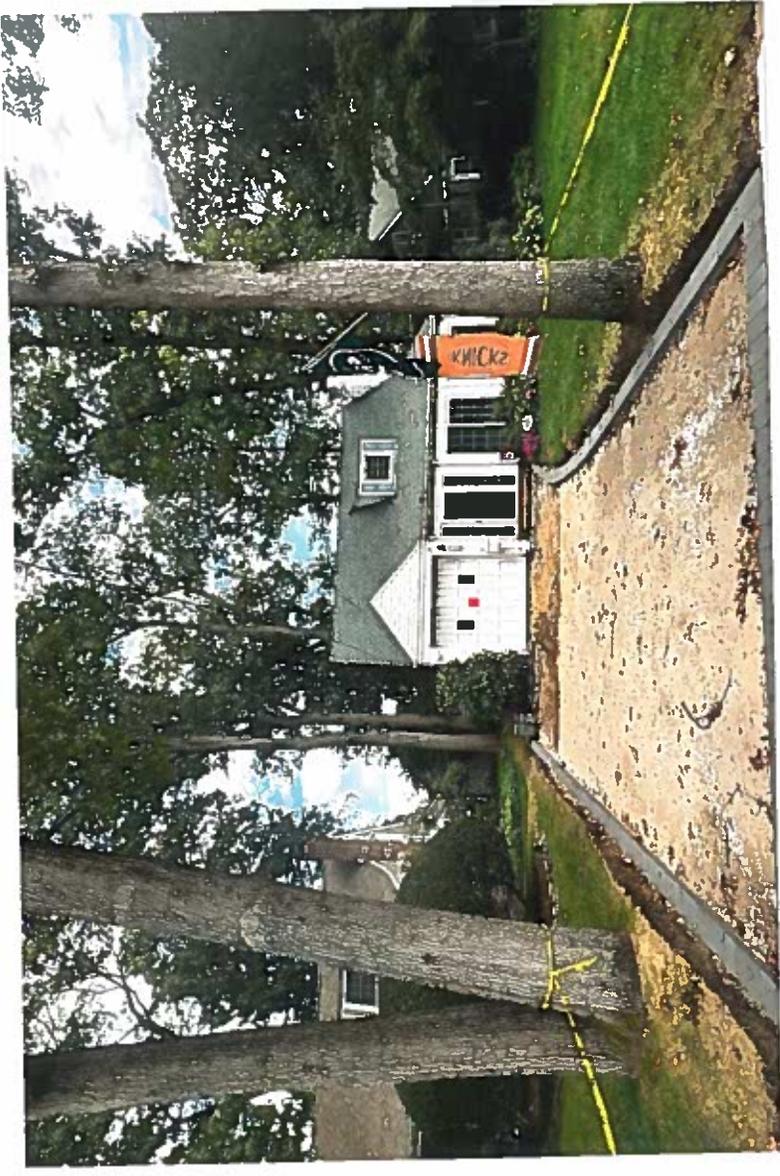


114 Connecticut Ave



CONNECTICUT

2



Application Date: 10/7/2024  
Fees Paid: \$225.00

SP# 3778

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: 157 E MILTON ST ZONING DISTRICT RES A  
SECTION 95 BLOCK 249 LOT 207 LOT SIZE: 50x100

<input type="checkbox"/> TENANT	<u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>CHRIS GRAY</u>			Name: <u>MYRNA BOLTON-GREEN</u>
Address: <u>2401 CARPI PL</u> <u>N BULLMORE NY 11710</u>			Address: <u>157 E MILTON ST</u> <u>FREEPORT NY 11520</u>
Telephone #: <u>516 679-4722</u>			Telephone #: <u>516 303-4034</u>

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

Present Land Use: RES Proposed Land Use: RES

Description of Proposed Work: 1 SIDEY REAR ADDITION & COVERED PORCH

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

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

\_\_\_\_\_  YES \_\_\_\_\_ NO  
9-30-24  
DATE

Sworn to before me this 30  
day of SEPT, 2024  
Moralin Merklin-Gray  
Notary Public

MARALIN MERKLIN GRAY  
Notary Public, State of New York  
No. 01ME6120194  
Qualified in Nassau County  
Commission Expires December 13, 2024

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

Myrna Bolton-Green \_\_\_\_\_ 9-30-24  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 30  
day of SEP, 2024  
\_\_\_\_\_  
Notary Public

CHRISTOPHER L. GRAY  
Notary Public, State of New York  
No. 01GR6108433  
Qualified in Nassau County  
Commission Expires April 19, 2028

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: _____

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**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
August 21, 2024

Myrna Bolton – Green  
157 E Milton St  
Freeport, NY 11520

**RE: 157 E Milton St Freeport, NY**  
**Zoning District – Residence A Sec. 55 Blk. 249, Lot 207**  
**Building Permit Application #20243898**  
**Description: Construct 374 SF 1 story addition and 187 SF front porch.**

Dear Sir/Madam

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

ZBA Approval Needed: NO

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2024 OCT - 7 A 10: 32

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

**Project:**

Building Permit App. 20243898

**Location:** 157 E Milton St, Freeport NY 11520

**Applicant:** Myrna Bolton – Green

**Description:** Construct 374 SF 1 story addition and 187 SF front porch.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

**Dated:** August 21, 2023

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

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

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617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>BOLTON RESIDENCE</b>							
Project Location (describe, and attach a location map): <b>157 E MILTON ST FREEPORT NY 11520</b>							
Brief Description of Proposed Action: <b>1 STORY BRAN ADDITION &amp; FRONT PORCH</b>							
Name of Applicant or Sponsor: <b>CHRIS GRAY</b>		Telephone: <b>516 679 4722</b>	RECEIVED 2021 OCT - 11 A 10:32 VILLAGE OFFICE VILLAGE OF FREEPORT, NY				
Address: <b>2401 CAPP PL</b>		E-Mail: <b>GRAYMCHSERV@VERIZON.NET</b>					
City/PO: <b>N BELLHUNE</b>		State: <b>NY</b>	Zip Code: <b>11710</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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?		<u>2.11</u> acres					
b. Total acreage to be physically disturbed?		<u>1.013</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.11</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							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>CHRIS GRAY</u>		Date: <u>8-14-24</u>
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input 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"/>

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	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.

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<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)

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		<input checked="" 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"/>	
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 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 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 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 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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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DRAWN	CHECKED	JOB NO.	FILE NO.	SEC.	BLK.
C.G.L.	J. D. C.	23503-1	F-59-37		

GUARANTEED TO  
 FREEPORT FEDERAL SAVINGS & LOAN ASSOCIATION  
 INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.  
*Baldwin & Cornelius Co. Inc.*  
*Dr. McC*

REDATED OCT. 3, 1949

LOTS NO. 207 & 208  
 MAP OF

GREEN VIEW TERRACE  
 FREEPORT, N. Y.

SURVEYED AUG. 4, 1949

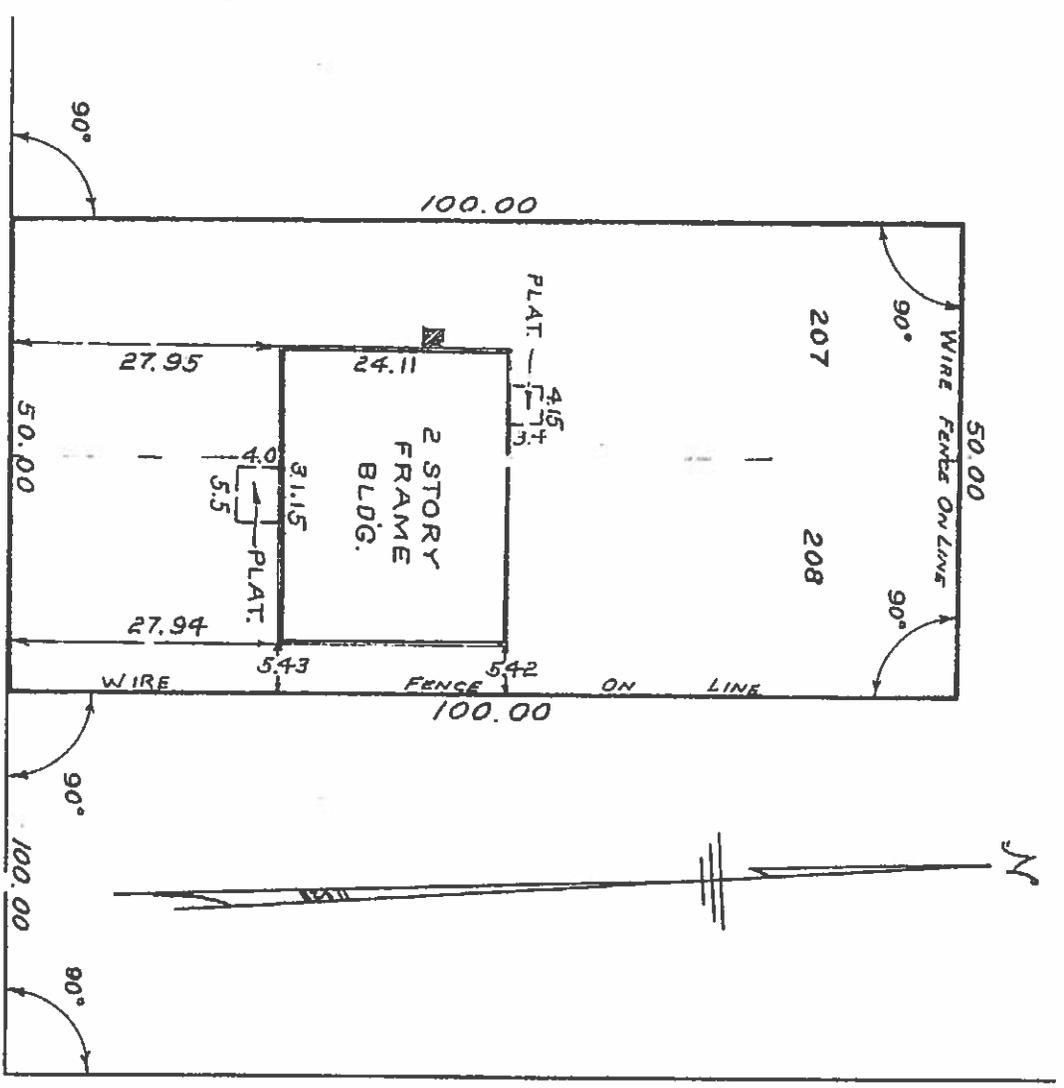
BALDWIN & CORNELIUS CO. INC.

CIVIL ENGINEERS & SURVEYORS  
 LICENSE NO. 793 & 527

FREEPORT, L.I. N. Y.

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

COLUMBUS AVENUE



157 EAST MILTON STREET  
 (MESEROLE AVENUE)

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 VILLAGE OF FREEPORT, N.Y.  
 AUG 11 1949



153 MILTON ST



SUBJECT PROPERTY  
157 EAST MILTON ST



187 NORTH COLUMBUS AVE



152 EAST MILTON ST



156 EAST MILTON ST



185 NORTH COLUMBUS AVE



**GRAY** ARCHITECTURAL SERVICES, P.C.  
2401 CAPRI PL. N. BELLMORE, N.Y. 11710  
516 679-4722 FAX 516 679-2698  
grayarchserv@verizon.net

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BOLTON RESIDENCE  
157 E MILTON ST  
FREEPORT, NY 11520

PHOTOS

1

9-20-24



LEFT SIDE/ FRONT



FRONT/ RIGHT SIDE



RIGHT SIDE/ REAR



REAR/ LEFT SIDE



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grayarchserv@verizon.net

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BOLTON RESIDENCE  
157 E MILTON ST  
FREEPORT, NY 11520

PHOTOS

1

9-20-24



**GRAY** ARCHITECTURAL  
 SERVICES, P.C.  
 2401 CAPRI PL. N. BELLMORE, N.Y. 11710  
 516 679-4722 FAX 516 679-2698  
[grayarchserv@verizon.net](mailto:grayarchserv@verizon.net)

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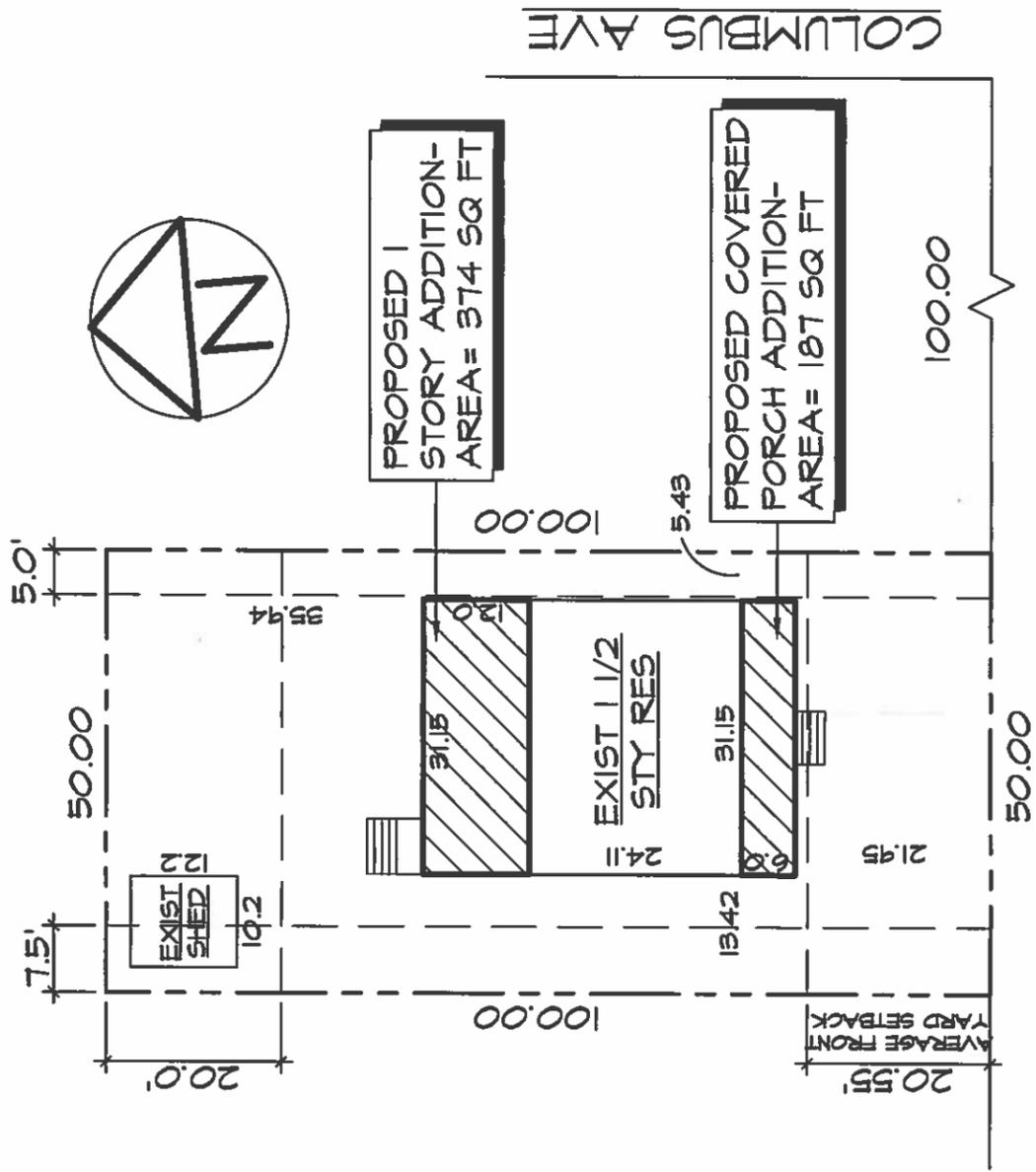
CLERK'S OFFICE  
 VILLAGE OF FREEPORT NY



BOLTON RESIDENCE  
 157 E MILTON ST  
 FREEPORT, NY 11520

RENDERING  
 9-20-24

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E MILTON ST

**PLOT PLAN**

1"=20.0'

**GRAY** ARCHITECTURAL SERVICES, P.C.  
 2401 CARRIPL N. BELLMORE, N.Y. 11710  
 516 679-4722 FAX 516 679-2698

BOLTON RESIDENCE  
 157 E MILTON ST  
 FREEPORT, NY 11520

**PLOT PLAN**  
 8-14-24

E OF FREEPORT ZONING

ON 55  
K 249  
207

SUBJECT RESIDENCE A  
D ZONE X

PROPOSED USE

SINGLE-FAMILY DWELLING FOR NOT MORE THAN 1 FAMILY  
ESTABLISHED GRADE TO HIGHEST

MAXIMUM/ 3 STORIES  
PROPOSED

POSURE PLANE- SITE PLAN REVIEW  
APPROVAL REQUIRED WITH A MAXIMUM  
HORIZONTAL OR 150 SQ FT AGGREGATE  
AREA

FRONT & REAR- 1 UNIT VERTICAL TO 1 UNIT  
HORIZONTAL  
- 2 UNITS VERTICAL TO 1 UNIT  
HORIZONTAL

AREA AND WIDTH

70 SQ FT EXISTING  
MINIMUM WIDTH  
1 FT EXISTING

EXISTING LOT IS NONCONFORMING

PERCENTAGE

MAXIMUM BUILDING 30% MAXIMUM

EXISTING DWELLING 751 SQ FT  
PROPOSED 1 STORY ADDITION 374 SQ FT  
PROPOSED COVERED PORCH 187 SQ FT

PROPERTY AREA  
1,312 SQ FT  
5,000 SQ FT

PROPOSED BUILDING COVERAGE= 26.2%  
MAXIMUM ALLOWABLE

COVERAGE EXCLUSIVE OF CHIMNEYS,  
CORNICES, OPEN STEPS, DECKS < 18" ABOVE  
ESTABLISHED GRADE, BASEMENT ENTRIES

LOT COVERAGE-

PRINCIPAL BUILDING & ACCESSORY BUILDINGS  
40% MAXIMUM- GARAGES 500 SQ FT MAX

EXISTING DWELLING 751 SQ FT  
PROPOSED 1 STORY ADDITION 374 SQ FT  
PROPOSED COVERED PORCH 187 SQ FT  
EXISTING SHED 125 SQ FT

TOTAL  
1,437 SQ FT  
PROPERTY AREA 5,000 SQ FT

PROPOSED BUILDING COVERAGE= 28.7%  
< 40% MAXIMUM ALLOWABLE

LOT COVERAGE EXCLUSIVE OF CHIMNEYS,  
CORNICES, OPEN STEPS, DECKS < 18" ABOVE  
ESTABLISHED GRADE, BASEMENT ENTRIES

LOT COVERAGE-

PRINCIPAL BUILDING & COVERED PORCH 35%  
MAXIMUM- PORCHES 250 SQ FT MAX

EXISTING DWELLING 751 SQ FT  
PROPOSED 1 STORY ADDITION 374 SQ FT  
PROPOSED COVERED PORCH 187 SQ FT

TOTAL  
1,312 SQ FT  
PROPERTY AREA 5,000 SQ FT

PROPOSED BUILDING COVERAGE= 26.2%  
< 35% MAXIMUM ALLOWABLE

LOT COVERAGE EXCLUSIVE OF CHIMNEYS,  
CORNICES, OPEN STEPS, DECKS < 18" ABOVE  
ESTABLISHED GRADE

FLOOR AREA RATIO-

50% MAX  
GROSS FLOOR AREA OF PRINCIPAL BUILDING  
INCLUDING ATTACHED GARAGES, NOT  
INCLUDING UNENCLOSED PORCHES, BASEMENTS,  
UNHEATED SPACES, SPACE < 7' CLG

EXISTING FIRST FLOOR 751 SQ FT  
EXISTING SECOND FLOOR 374 SQ FT  
PROPOSED FIRST FLOOR 374 SQ FT

TOTAL  
1,520 SQ FT  
PROPERTY AREA 5,000 SQ FT

PROPOSED FLOOR AREA= 30.4% < 50%  
ALLOWABLE

FRONT YARD

20' MINIMUM OR AVERAGE FRONT YARD  
SETBACK WITHIN 200' ON EACH SIDE OF  
PROPERTY IS 20.55', WHICH EVER IS GREATER  
WITH A MAXIMUM OF 40'

REAR YARD

20' MINIMUM, NOT LESS THAN 20% OF DEPTH  
OF LOT WHICH EVER IS GREATER

SIDE YARDS

5' MINIMUM, 25% OF LOT WIDTH TOTAL  
25% OF 50'= 12.5' TOTAL

PERMITTED ENCROACHMENTS

WINDOW SILLS 6', CORNICES 2', CHIMNEYS 2'  
FOR A MAXIMUM LENGTH OF 10'

OFF STREET PARKING REQUIREMENTS

ONE FAMILY DWELLING 2 MINIMUM  
PARKING WITHIN SIDE YARD PERMITTED  
2 CARS PROVIDED

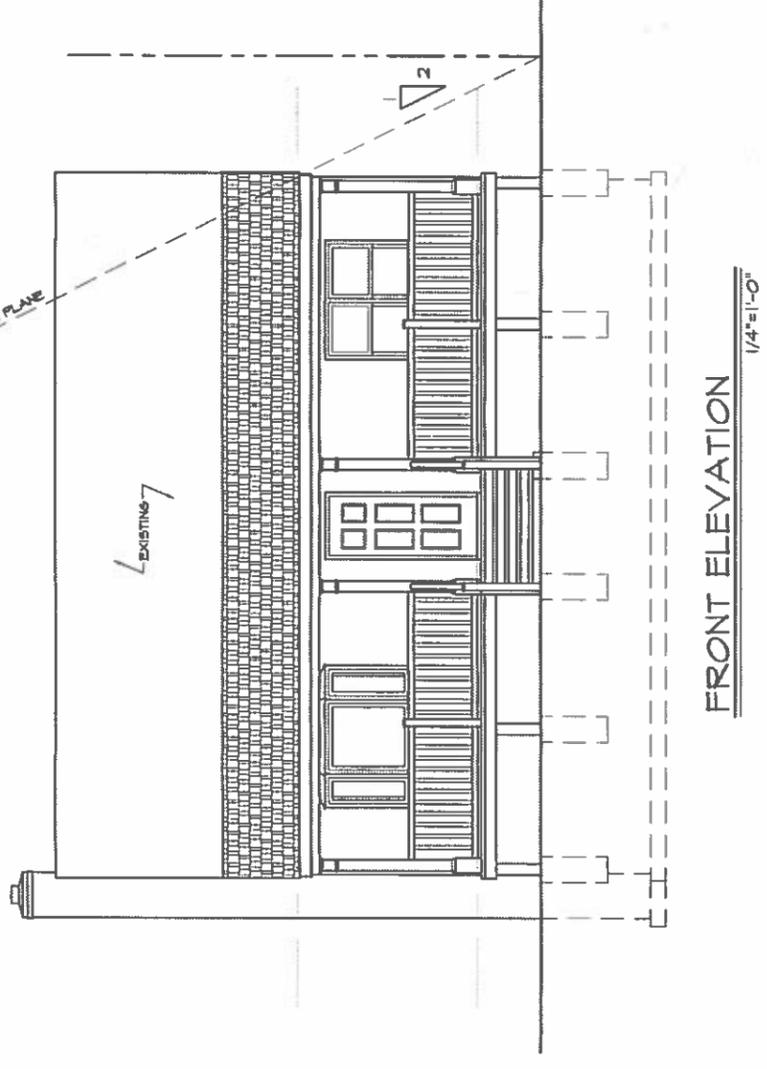
RESIDENTIAL CODE OF NYS

OCCUPANCY CLASSIFICATION  
R3- ONE FAMILY DWELLING  
CONSTRUCTION CLASSIFICATION  
Vb- WOOD FRAME

SITE PLAN REVIEW BOARD

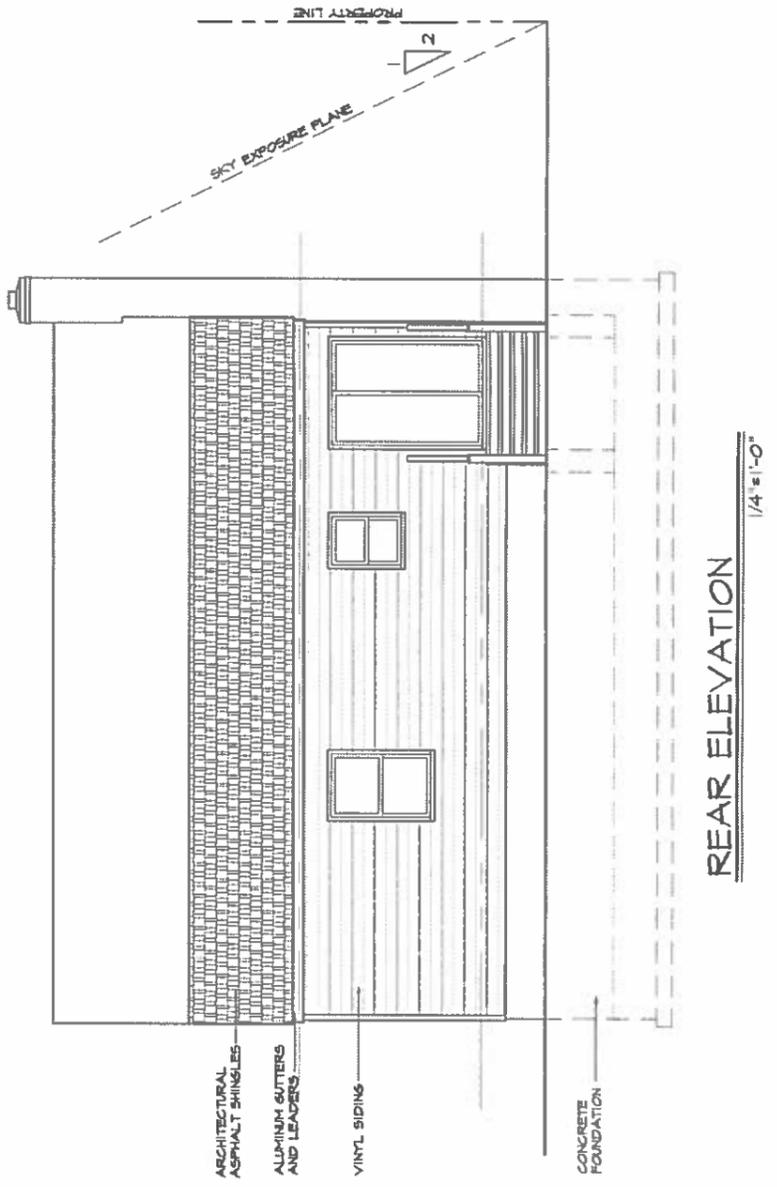
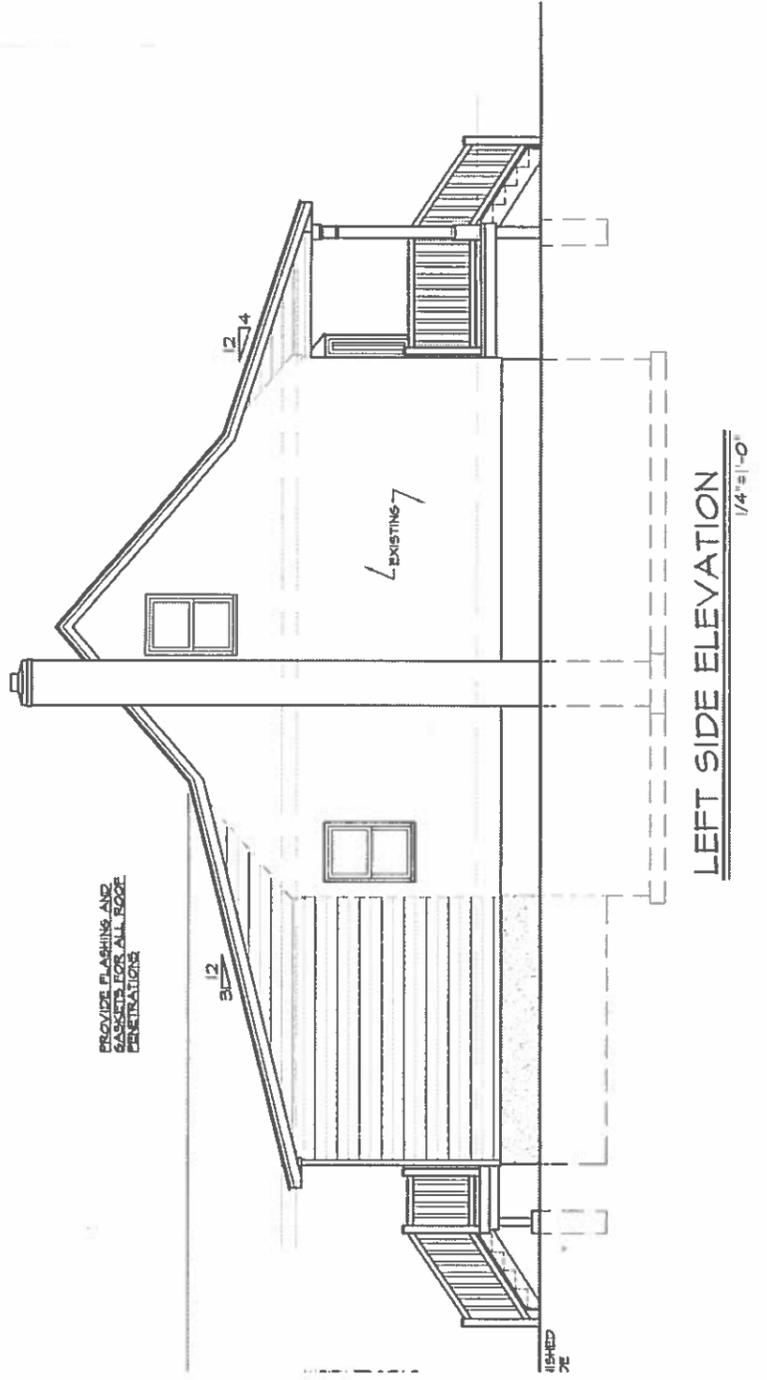
PUBLIC HEARING FOR NEW CONSTRUCTION,  
INFORMAL HEARING FOR ADDITIONS/  
ALTERATIONS, NOT FOR DECKS LESS THAN 5'

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- EXTERIOR FINISHES
  - ROOF SHINGLES ARCHITECTURAL ASPHALT
  - SIDING VINYL 4.5" EXPOSURE
  - FASCIA TRIM ALUMINUM
  - GUTTERS & LEADERS ALUMINUM
  - WINDOWS VINYL
  - HANDRAIL/SWARDRAIL PVC
  - DECKING COMPOSITE
- BROWN TO MATCH EXISTING
  - YELLOW TO MATCH EXISTING
  - WHITE
  - WHITE
  - WHITE
  - WHITE
  - WHITE
  - COCONUT HUSK (TAN)

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- ARCHITECTURAL ASPHALT SHINGLES
- ALUMINUM GUTTERS AND LEADERS
- VINYL SIDING
- CONCRETE FOUNDATION

PROVIDE FLASHING AND GASKETS FOR ALL ROOF PENETRATIONS

Application Date: 10/8/24  
Fees Paid: \$225.00

SP# 3719

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: 291 Grand Ave ZONING DISTRICT: Residence A  
SECTION 55 BLOCK 239 LOT 110 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Marvin E Perez Ruiz</u>	Name: <u>Martha E Ruiz</u>
Address: <u>291 Grand Ave</u> <u>Freeport NY 11520</u>	Address: <u>291 Grand Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>516 670 6133</u>	Telephone #: <u>516 425 1228</u>

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

Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Description of Proposed Work: Widen <sup>Concrete</sup> Driveway 19' wide x 21'

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

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

[Signature]  
APPLICANT'S SIGNATURE  
Sworn to before me this 9th  
day of SEPTEMBER 2024  
Peggy M. Lester  
Notary Public

X YES \_\_\_\_\_ NO  
9/9/2024  
DATE  
PEGGY M. LESTER  
Notary Public, State of New York  
No. 01LE6293122  
Qualified in Nassau County  
Commission Expires Nov. 25, 2025

Property Owner's Consent:  
I, Martha E Ruiz 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 9th  
day of SEPTEMBER 2024  
Peggy M. Lester  
Notary Public

9/9/2024  
DATE  
PEGGY M. LESTER  
Notary Public, State of New York  
No. 01LE6293122  
Qualified in Nassau County  
Commission Expires Nov. 25, 2025

FOR VILLAGE USE ONLY

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

### SITE PLAN LETTER

August 9, 2024

Marta E Ruiz  
291 Grand Ave  
Freeport, New York 11520

RE: 291 Grand Ave., Freeport, New York  
Zoning District – Residence A Sec. 55 Blk. 239 Lot. 110  
Building Permit Application #20160492  
Description: Widen driveway by 19' x 21'

Dear Ms.

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 377-3632.

Very truly yours,

*Sergio A. Mauras*

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

ZBA Approval Needed: 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. 20160492

Location: 291 Grand Ave

Applicant: Marta Ruiz

Description: Widen driveway by 19' x 21'

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: August 9, 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  
DEPARTMENT OF BUILDINGS  
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617.20  
Appendix B  
Short Environmental Assessment Form

20160492  
8/17/2016

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Improvement Driveway			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
291 Grand Ave, Freeport NY 11520 (SS/239/110)			
Brief Description of Proposed Action:			
Increase entrance driveway curve expansion from 10' to 28' and match drive way and repair existing sidewalk damage by time			
Name of Applicant or Sponsor:		Telephone:	
Marta E Ruiz		516 670 6133	
Address:		E-Mail:	
291 Grand Ave		martaeruz2501@gmail.com	
City/PO:	State:	Zip Code:	
Freeport NY 11520	NY	11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			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			N/A
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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

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

Applicant/sponsor name: Mark E Ruiz Date: 05/17/2014  
 Signature: [Signature]

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	/	DC
2. Will the proposed action result in a change in the use or intensity of use of land?	/	- 8
3. Will the proposed action impair the character or quality of the existing community?	/	A 10: 23
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	/	23
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	/	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	/	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	/ /	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	/	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	/	

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

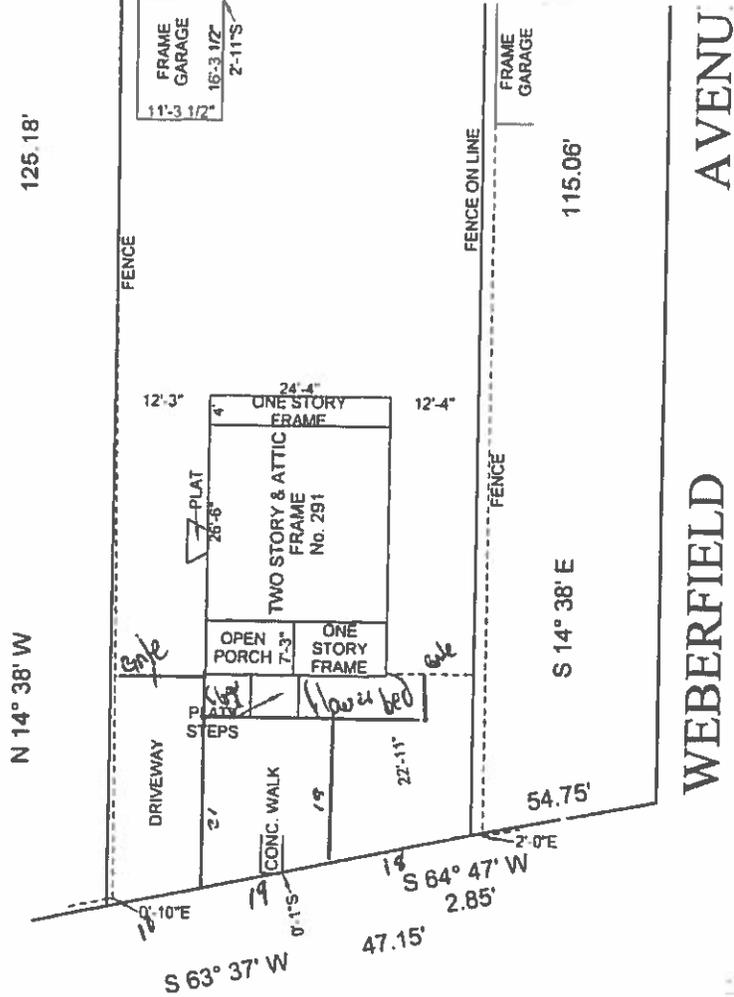
**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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 VILLAGE OF FREEPORT, NY

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

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OCT 17 2013  
 FREEPORT BUILDING DEPT.



GRAND AVENUE

WEBERFIELD AVENUE

This survey is intended to be used for Title purposes only and is subject to whatever a more complete title search may reveal. It is not to scale and using it to locate new construction may result in problems for which this surveyor will not be liable.

TITLE NO: UGT-N-701562

Surveyed: March 17, 2000

CERTIFIED TO:  
 Kenneth Yaboh  
 Hanover Mortgage Corporation  
 United General Title Insurance Co.

GERALD T. O'BUCKLEY, P.L.S.  
 172-49 Henley Road,  
 Jamaica Estates, NY 11432  
 Tel: (631) 436-5246 Fax: (631) 435-8207

*Gerald T. O'Buckley*

SECTION 55 BLOCK 239 LOT 110  
 COUNTY OF NASSAU TOWN OF HEMPSTEAD STATE OF NEW YORK

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 2024 OCT - 8 A 10:23  
 OFFICE OF THE  
 VILLAGE CLERK  
 VILLAGE OF HEMPSTEAD

NP

Gate Vinyl fence

Door

Existing Driveway

Open Porch

Open Porch

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OCT - 8 10:23

Garbin

Steps

WALLS TO FINISH

Garden

Garden

Vinyl fence

Proposed Driveway

Proposed Driveway

Garden

Side walk

10' Existing

13' Proposed curve

291 Grand Ave

MARVIN E Perez Ruiz 11/17/2016

291 Grand Ave, Freeport NY 11520

not to scale

291 GRAND AVE



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115043 4071  
DELIVERY POINT: 4071

311 GRAND AVE



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OFFICE OF THE  
VILLAGE CLERK



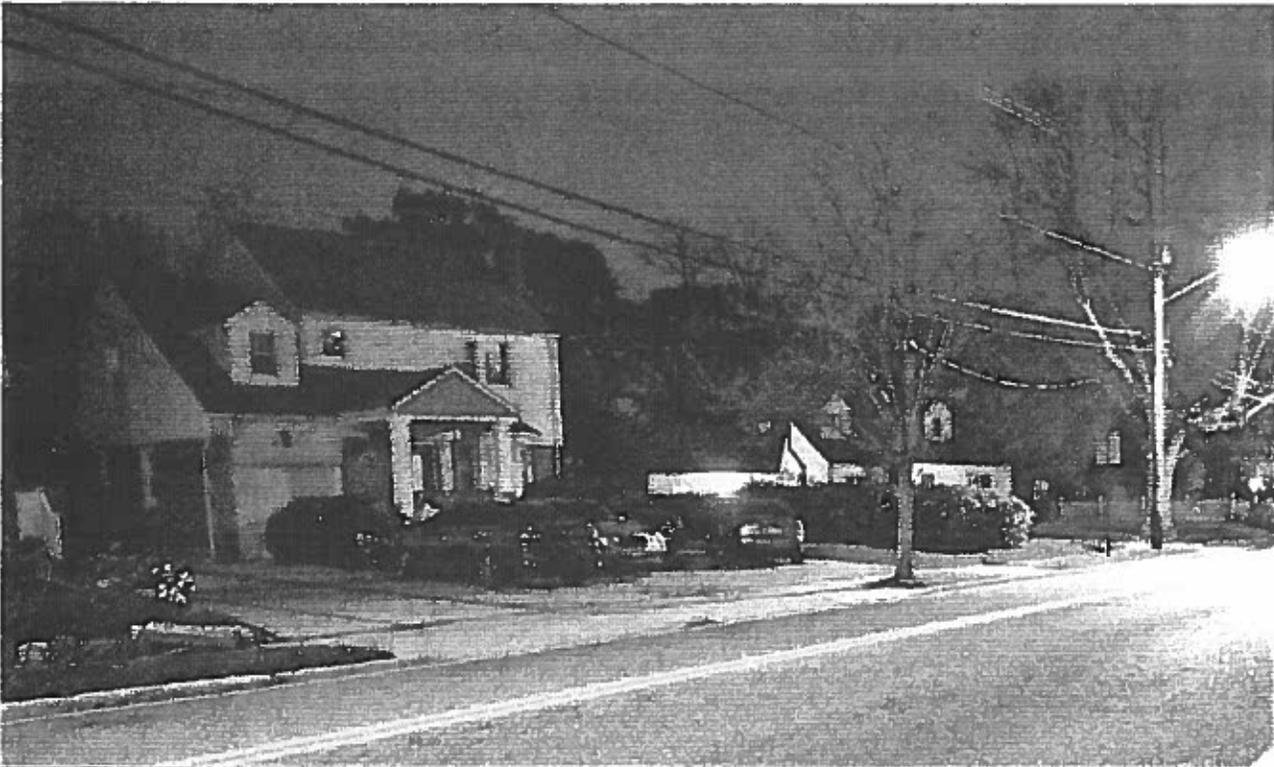


255 GRAND AVE



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VILLAGE CLERK'S OFFICE  
VILLAGE OF FLEMINGHAM





225 Grand Ave/221 Grand Ave

RECEIVED  
2024 OCT -8 - A 10: 24  
CLINTON COUNTY  
VILLAGE OF FINEBORO, NY

Application Date: 10/9/2024  
Fees Paid: 2225.00

SP# 3780

**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: 206 NOcean AVE ZONING DISTRICT RESA  
SECTION 55 BLOCK 260 LOT 3 LOT SIZE: 4,400 sq ft

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:		Name: <u>Dennis Marti</u>
Address:		Address: <u>1500 JERUSALEM AVE</u> <u>MENCK NY 11566</u>
Telephone #:		Telephone #: <u>516-902-2594</u>

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

Present Land Use: Single family dwelling Proposed Land Use: \_\_\_\_\_

Description of Proposed Work: Maintain direct replacement of Bathroom on 2nd floor, renovated kitchen, first floor interior alterations and finished basement / Removal of windows and enclosed porch

I request a preliminary meeting: \_\_\_ YES X 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.

X YES \_\_\_\_\_ NO

[Signature]  
APPLICANT'S SIGNATURE  
Sworn to before me this 24 day of Sept, 2024  
[Signature]  
Notary Public

10/9/24  
DATE



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VILLAGE CLERK'S OFFICE  
FREEPORT, NY

Property Owner's Consent:  
I, Dennis Marti 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 24 day of Sept, 2024  
[Signature]  
Notary Public

10/9/24  
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: _____

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2024 OCT -9 P 12: 35

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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

September 26, 2024

Dennis Marti  
206 N Ocean Ave  
Freeport, NY 11520

RE: 206 N Ocean Ave, Freeport, NY  
Zoning District – Residence A Sec. 55 Blk. 260 , Lot 3  
Building Permit Application #20243926  
Description – Maintain removal of 2 side windows and enclosed front porch.

Dear Ms.

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 377-3632.

Very truly yours,



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

ZBA Approval Needed: NO

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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2024 OCT -9 P 12: 35

Notice

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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:

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. 20243926

Location: 206 N Ocean Ave

Applicant: Dennis Marti

Description: Maintain removal of 2 side windows and enclosed front porch.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: September 26, 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

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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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Dennis Marti			
Project Location (describe, and attach a location map): 206 N Ocean Ave, Freeport NY 11520			
Brief Description of Proposed Action: maintain direct replacement of Bathroom on 2nd floor, Renovated kitchen, first floor interior alterations and finished basement			
Name of Applicant or Sponsor: Marti Homes LLC		Telephone: 516-902-2594	
		E-Mail: office@martihomes.net	
Address: 1500 Jerusalem Ave			
City/PO: MERRICK		State: NY	Zip Code: 11566
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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	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? <small>SECRETARY'S OFFICE VILLAGE OF THE HOLLOWAY, NY</small>	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 checked="" 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 checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Dennis Mann</u>	Date: <u>9/27/24</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?"

RECEIVED

	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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	0	
11. Will the proposed action create a hazard to environmental resources or human health?	0	

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

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

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

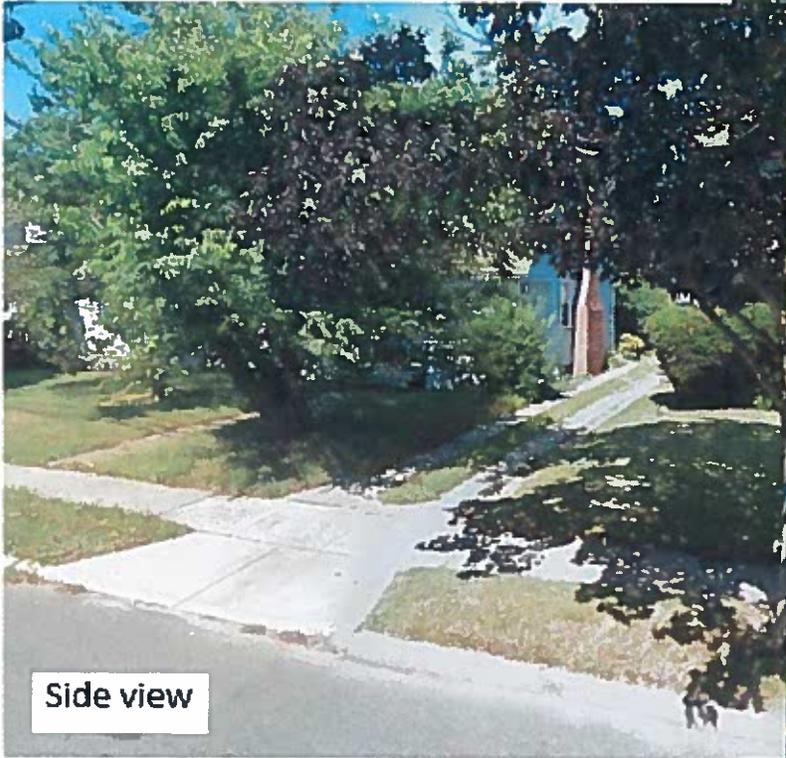
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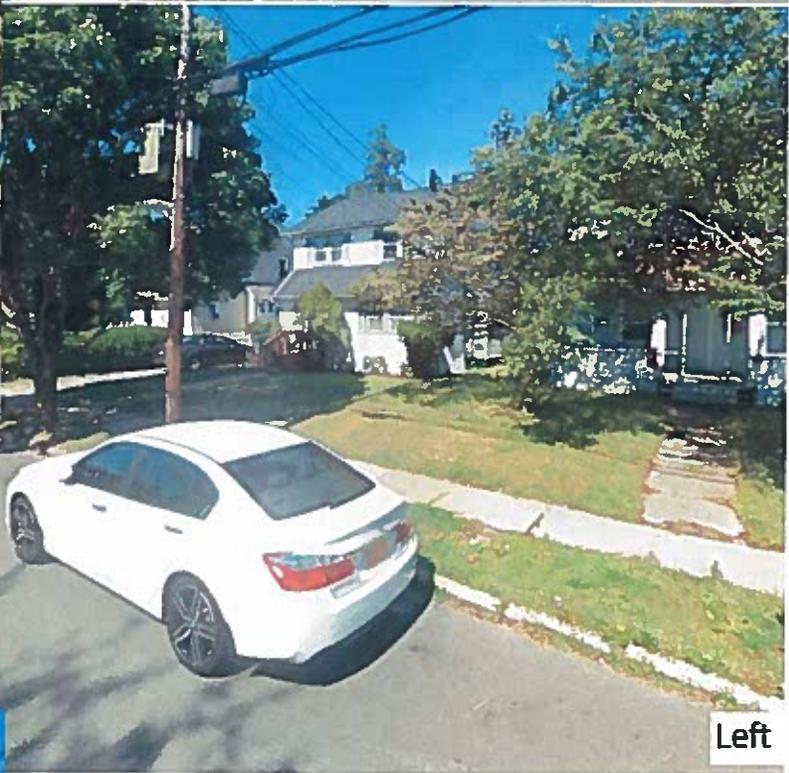




Front



Side view



Left



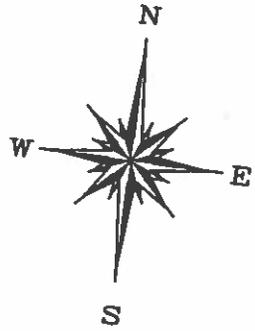
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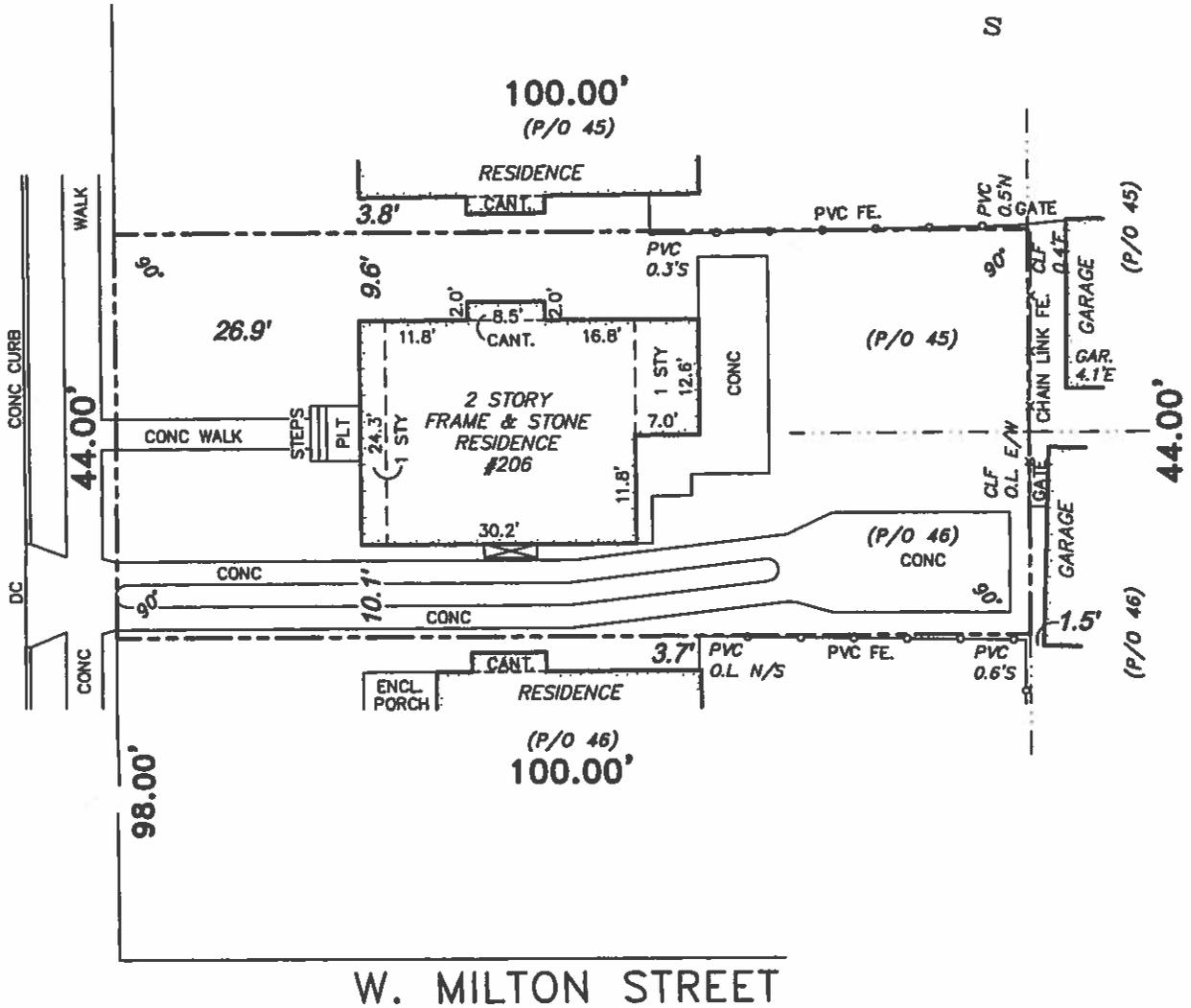
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N. OCEAN AVENUE  
(BERGEN STREET)



LEGEND

(26) FILED MAP LOT NUMBER

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TITLE REPORT NOT PROVIDED FOR THE PREPARATION OF THIS MAPPING. EASEMENTS OR RIGHTS-OF-WAY, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

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SURVEY OF PROPERTY

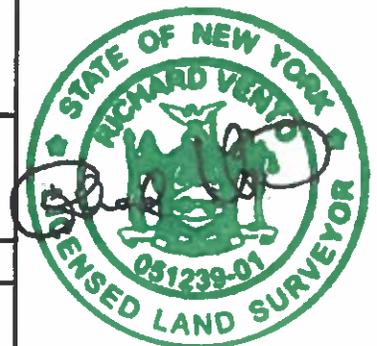
SITUATED IN  
INCORPORATED VILLAGE OF FREEPORT  
TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK  
SCALE: 1"=20'

"PROPERTY OF WALTER AND MILLER, FORMERLY W.E. SMITH ESTATES"  
FILED: 7/8/1911 AS CASE No. 385  
DATE: SEPTEMBER 20, 2024  
REVISED:

NCTM SECTION 55 BLOCK 260 LOT 3

Rich Vento Land Surveying

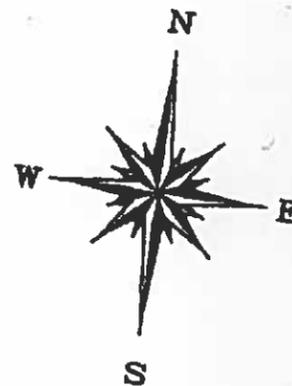
106 Aspinwall Street, Westbury, New York 11590  
(516)503-0779 / email: info@rvlandsurveying.com



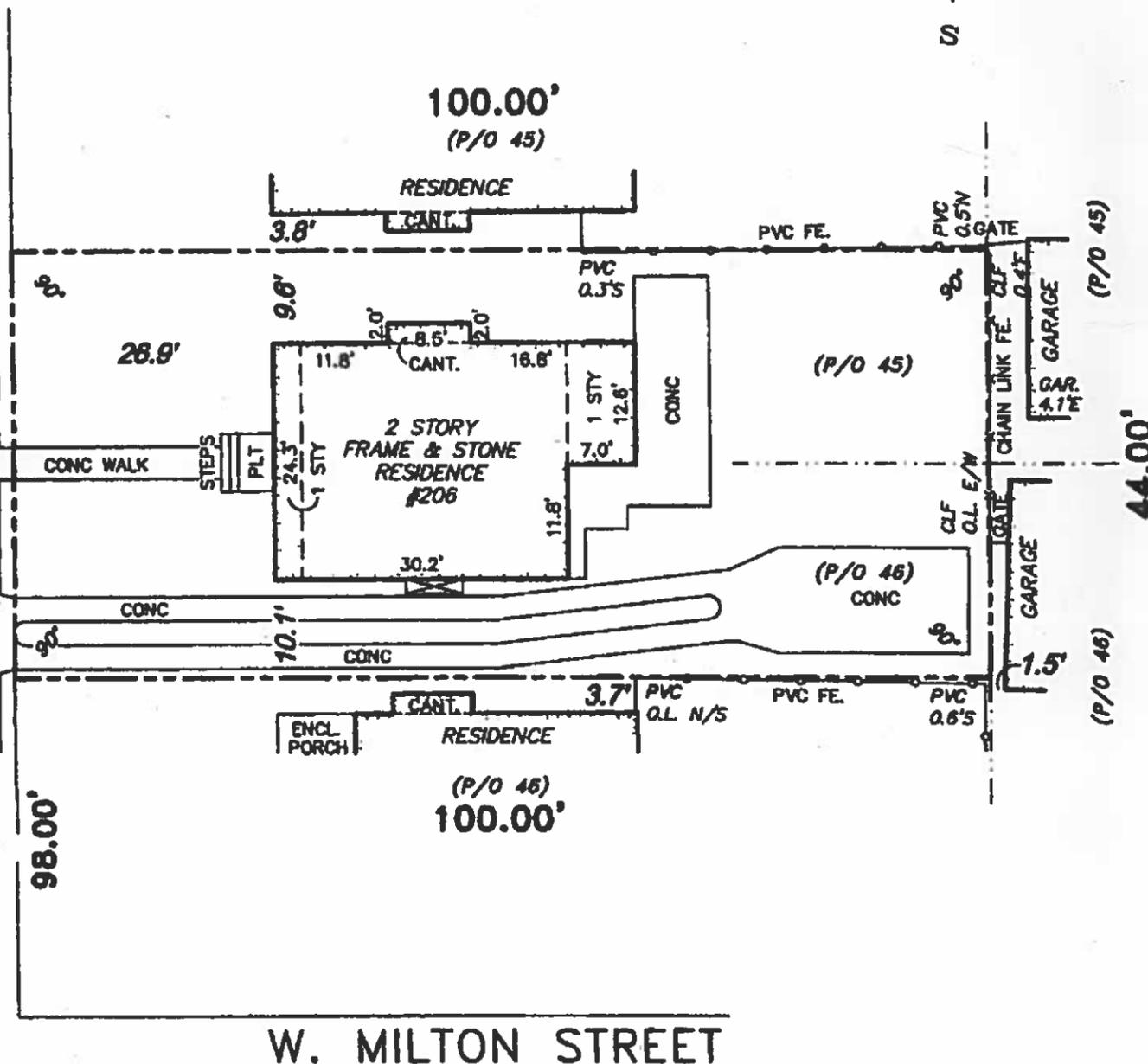
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VILLAGE OF FREEPORT, NY



N. OCEAN AVENUE  
(BERGEN STREET)



**LEGEND**

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**SURVEY OF PROPERTY**

SITUATED IN  
**INCORPORATED VILLAGE OF FREEPORT**  
TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK  
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"PROPERTY OF WALTER AND MILLER, FORMERLY W.E. SMITH ESTATES"  
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NCTM SECTION 55 BLOCK 260 LOT 3

**Rich Vento Land Surveying**  
106 Aspinwall Street, Westbury, New York 11590  
(516)503-0779 / email: info@rvlandsurveying.com





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CLERK'S OFFICE  
VILLAGE OF FREEDPORT, NY



Application Date: 8/26/2024  
Fees Paid: \$450.00

SP# 3769

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: 322 MILLER AVENUE ZONING DISTRICT Residence A R-A  
SECTION 62 BLOCK 163 LOT 170 LOT SIZE: 85'x110'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>ROBERTO DELGATO</u>	Name: <u>LUIS ALBERTO</u> ✓ Lot
Address: <u>41 MADISON AVENUE HEMPSTEAD, NY 11550</u>	Address: <u>322 MILLER AVENUE FREEPORT, NY 11520</u>
Telephone #: <u>(516) 783-1470</u>	Telephone #:

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: \_\_\_\_\_  
PROPOSED NEW 2-STORY SINGLE-FAMILY FRAME RESIDENCE

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 \_\_\_\_\_ DATE 8/22/2024

Sworn to before me this 22 day of August, 2024.  
Amarilis Ledesma  
Notary Public

AMARILIS A LEDESMA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6382087  
Qualified in Nassau County  
Commission Expires October 15, 2026

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

Jessica \_\_\_\_\_ DATE 08/22/2024  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 22 day of Aug, 2024.  
Miriam C Pena  
Notary Public

MIRIAM C PENA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01RE4966944  
Qualified in Nassau County  
My Commission Expires: May 21, 2024

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: _____

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**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Location of outdoor storage and description of materials to be stored.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	v. Record of application for approval status of all necessary permits from federal, state and county officials.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w. Identification of any federal, state or county permits required for project execution.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

August 6, 2024

Luis Alberto  
322 Miller Ave  
Freeport, NY 11520

RE: **322 Miller Ave , Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 163 Lot 170**  
**Building Permit Application #20243857**  
**Description: Proposed 3 story one family residence with attached garage 2,876 SF**

Dear Ms.

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 377-3632.

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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ZBA Approval Needed: 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. 20243857

Location: 322 Miller Ave, Freeport, NY 11520

Applicant: Luis Alberto

Description: Proposed 3 story one family residence with attached garage 2,876 SF

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: August 6, 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.

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SUPERINTENDENT'S OFFICE

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>PROPOSED 2-STORY SINGLE-FAMILY FRAME RESIDENCE</b>			
Project Location (describe, and attach a location map): <b>322 MILLER AVENUE, FREEPORT, NY 11520</b>			
Brief Description of Proposed Action: <b>PROPOSED 2-STORY SINGLE-FAMILY FRAME RESIDENCE</b>			
Name of Applicant or Sponsor: <b>PEI-PAU LIU</b>		Telephone: <b>(516) 580-1787</b>	
		E-Mail:	
Address: <b>384 Nassau Parkway</b>			
City/PO: <b>Oceanside</b>		State: <b>NY</b>	Zip Code: <b>11572</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <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: <b>Village of Freeport building Permit</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>21.5</u> acres	
b. Total acreage to be physically disturbed?		<u>0.25</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>21.5</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			

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Page 1 of 4

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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"/>	
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: _____	<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 type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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"/>	
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 type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input 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)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>PEI-DAY LIU</u>		Date: <u>7/15/2024</u>
Signature: <u><i>Pei Day 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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<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)

2024 AUG 26 A 11: 16

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# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date \_\_\_\_\_

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>322</u> <u>MILLER AVENUE</u> ZONING DISTRICT <u>R-A</u> <small>(No.) (Street)</small>
	BETWEEN <u>FRONT STREET</u> AND <u>CEDAR STREET</u> <small>(Cross Street) (Cross Street)</small>
	SECTION <u>62</u> BLOCK <u>163</u> LOT <u>170</u> APPROX. LOT SIZE <u>85'</u> x <u>110'</u> LOT AREA <u>9,390 SF</u>

<b>II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.</b>			
<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
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<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>390,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p style="text-align: center;"><u>PROPOSED 2-STORY FRAME RESIDENCE</u></p>		

<b>III. IDENTIFICATION - To be completed by all applicants</b>			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Luis Alberts</u>	_____	_____
2. Contractor	<u>Balcom Corp</u>	<u>41 Madison Ave</u> <u>Hempstead, NY 11550</u>	<u>516-</u> <u>783-</u> <u>1470</u>
3. Architect or Engineer	<u>PEI-DAU LIU</u>	<u>384 Nassau Parkway</u> <u>Oceanside, NY 11572</u>	<u>(516)</u> <u>580-1787</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p style="text-align: center;">AN 'IMPORTANT' CONTRACTOR'S OFFICE</p> <p style="text-align: center;">Contractor or Owner <u>Balcom Corp</u> (Print)</p> <p style="text-align: center;">Address <u>41 Madison Ave, Hempstead NY</u></p> <p style="text-align: center;">Phone <u>516-250-2155</u></p> <p>State of New York</p> <p>County of Nassau</p> <p><u>Roberto Delgado</u> being duly sworn, says that <u>He</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>His</u> knowledge and belief and he is not aware of any applicable laws of this State of New York.</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____</p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Flr Square Feet <u>1,438 SF</u></p> <p>Upper Flrs <u>1,438 SF</u></p>
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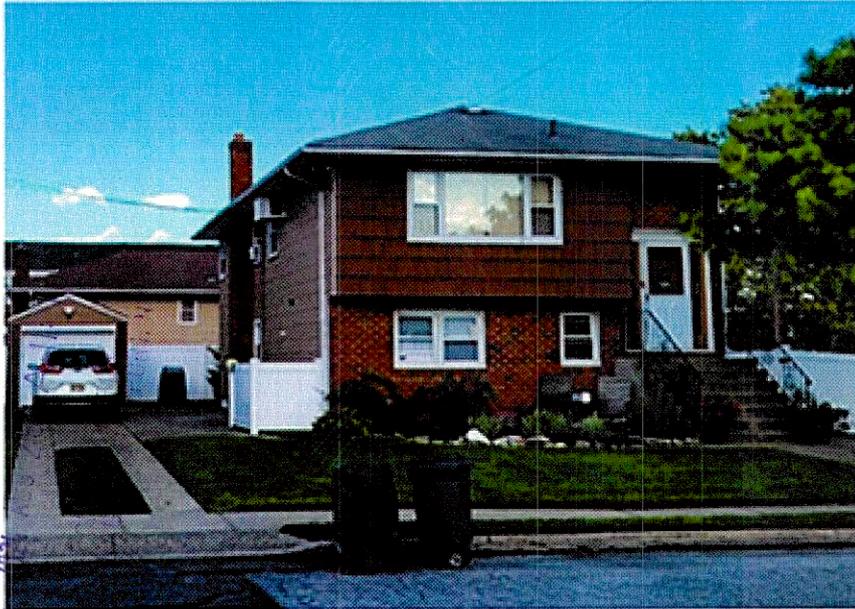


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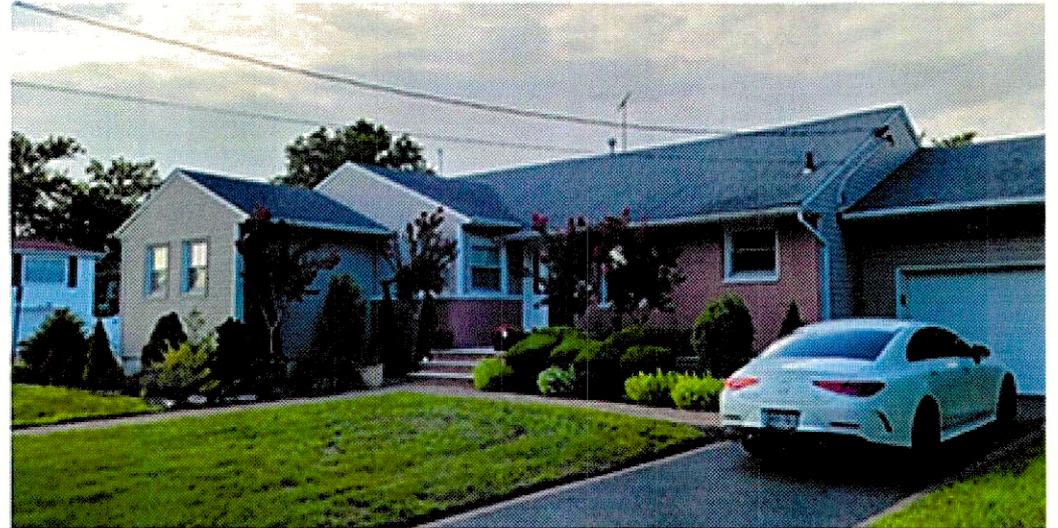
EXISTING CONDITION

322 MILLER AVENUE, FREEPORT, NY

RECEIVED



EXISTING HOUSE ON THE EAST SIDE



EXISTING HOUSE ON THE WEST SIDE



EXISTING HOUSE ON THE SOUTH SIDE



EXISTING HOUSES ON THE NORTH SIDE

ADJACENT HOUSES NEAR 322 MILER AVENUE, FREEPORT, NY



RECEIVED  
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NY'S OFFICE  
FREEPORT, NY

PROPOSED 2-STORY FRAME RESIDENCE

322 MILLER AVENUE, FREEPORT, NY



# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date \_\_\_\_\_

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	BETWEEN <u>FRONT STREET</u> AND <u>CEDAR STREET</u> (Cross Street) (Cross Street)
	SECTION <u>62</u> BLOCK <u>163</u> LOT <u>170</u> APPROX. LOT SIZE <u>85' x 110'</u> LOT AREA <u>9,375 SF</u>

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

<b>A. TYPE OF IMPROVEMENT</b> 1 <input checked="" type="checkbox"/> New building 2     Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)	<b>B. PROPOSED OR EXISTING USE</b> <table border="0"> <tr> <td style="vertical-align: top;"> <b>RESIDENTIAL</b>                              11 <input checked="" type="checkbox"/> One Family                              12     Two families                              13     Apartment - Enter No. of Units _____                              14     Transient hotel, motel, or dormitory - Enter No. of Units _____                              15     Garage or Accessory Structure                              16     Other - Specify _____                         </td> <td style="vertical-align: top;"> <b>NON RESIDENTIAL - Complete Part "E"</b>                              17     Industrial                              18     Office, bank, professional                              19     Stores, mercantile                              20     Church, other religious                              21     Hospital, Institutional                              22     Other - Specify _____                         </td> </tr> </table>	<b>RESIDENTIAL</b> 11 <input checked="" type="checkbox"/> One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____	<b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, Institutional 22     Other - Specify _____
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<b>C. COST</b>  10 TOTAL COST OF IMPROVEMENT <u>\$390,000</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>PROPOSED 2-STORY FRAME RESIDENCE</u>
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3. Architect or Engineer	<u>PEI-DAU LIU</u>	<u>304 Nassau Parkway</u> <u>Oceanside, NY 11572</u>	<u>(516)</u> <u>580-1787</u>

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Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner Balcon Corp (Print)  
 Address 41 Madison Ave, Hempstead NY  
 Phone 516-250-2155

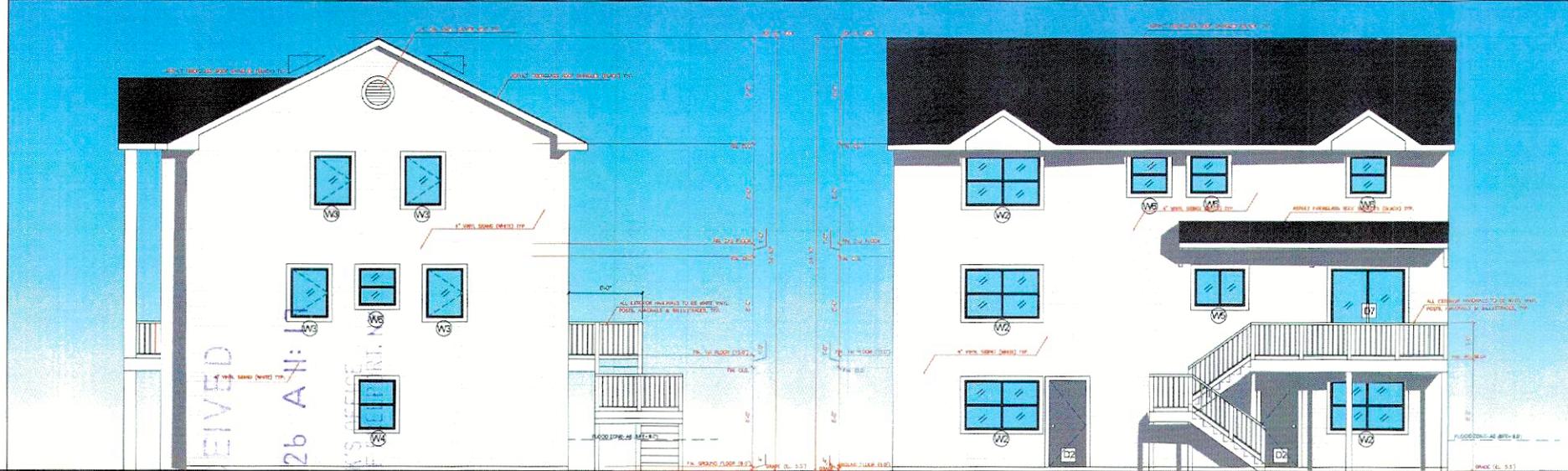
State of New York  
 County of Nassau  
Roberto Delgado being duly sworn, says that He (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and he agrees to comply to all applicable laws of this State of New York.

### V. FLOOD ZONE

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

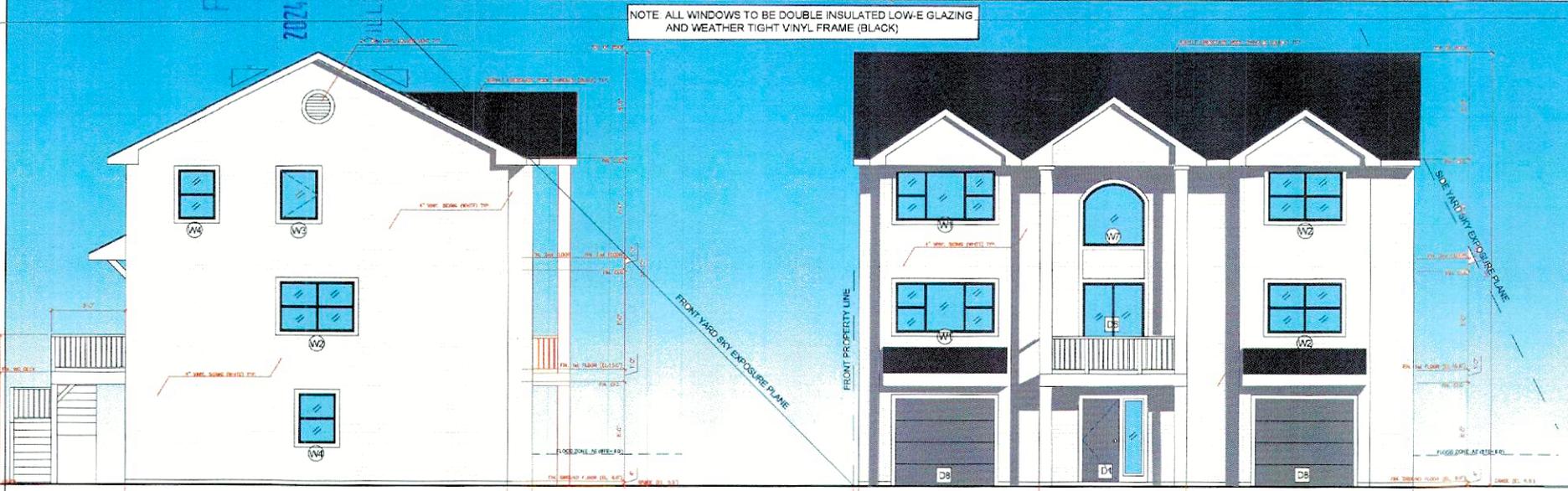
IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO

**PROJECT DESCRIPTION**  
 Total/First Flr Square Feet 1,438 SF  
 Upper Flrs 1,438 SF



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

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



NOTE: ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK)

2 PROPOSED SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

1 PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0"

RECEIVED  
 2021 AUG 26 AM 11:00  
 CITY OF OCEANSIDE  
 DEPARTMENT OF PLANNING & ZONING

**PEI-DAU LIU, RA, ARCHITECT**  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11872  
 Tel. : (616) 880-1787

NO. DATE	REVISION

PROJECT	PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
CLIENT	332 MILLER AVENUE, FREEPORT, NY
DATE	2021.08.26
SCALE	PROPOSED ELEVATIONS

JOB NUMBER	24032
DATE	
FILENAME	
DATE	
FILENAME	
DATE	
FILENAME	

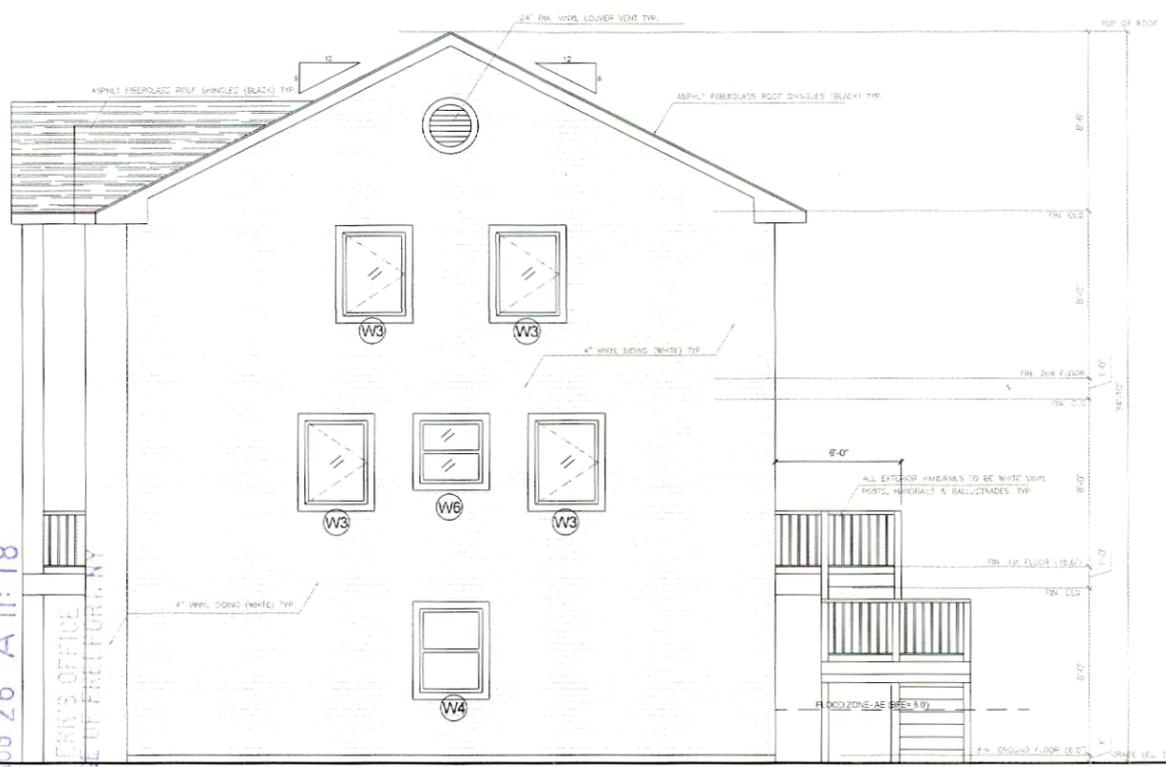
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SHEET NUMBER  
**A-3.00**  
 3 OF 6

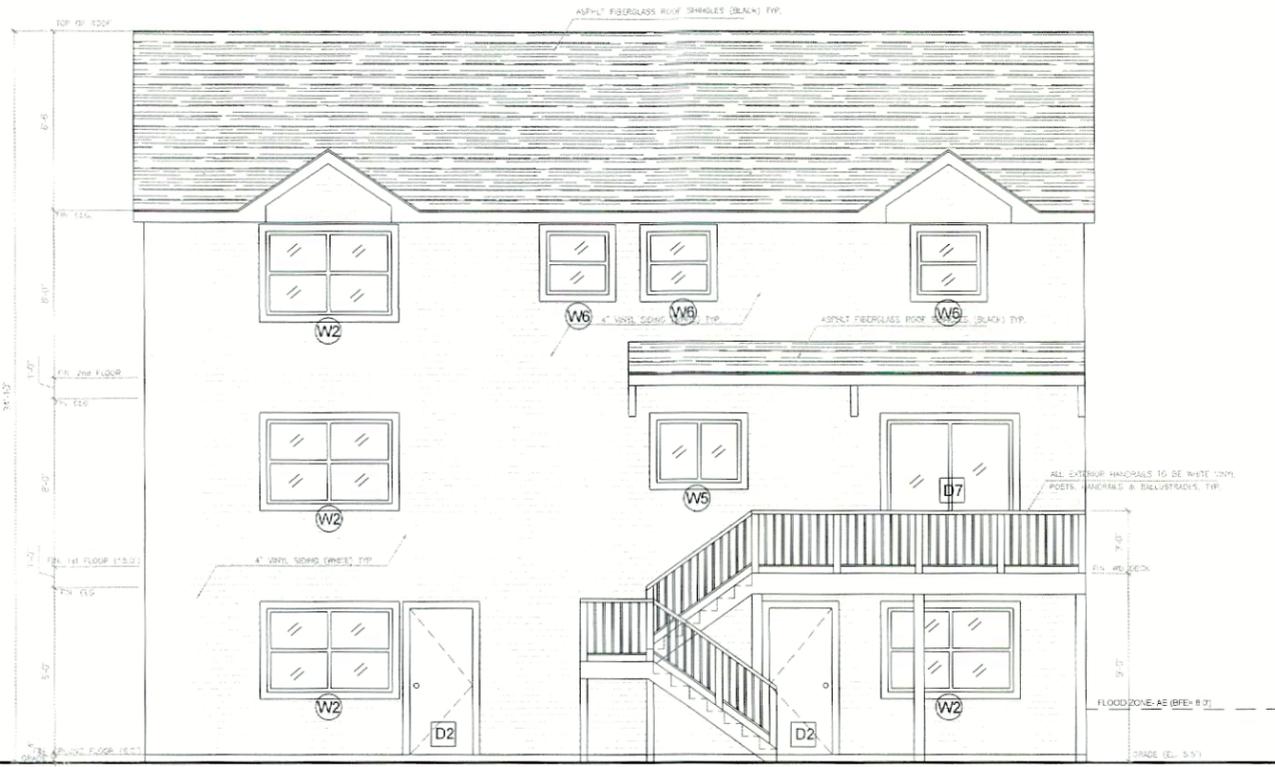
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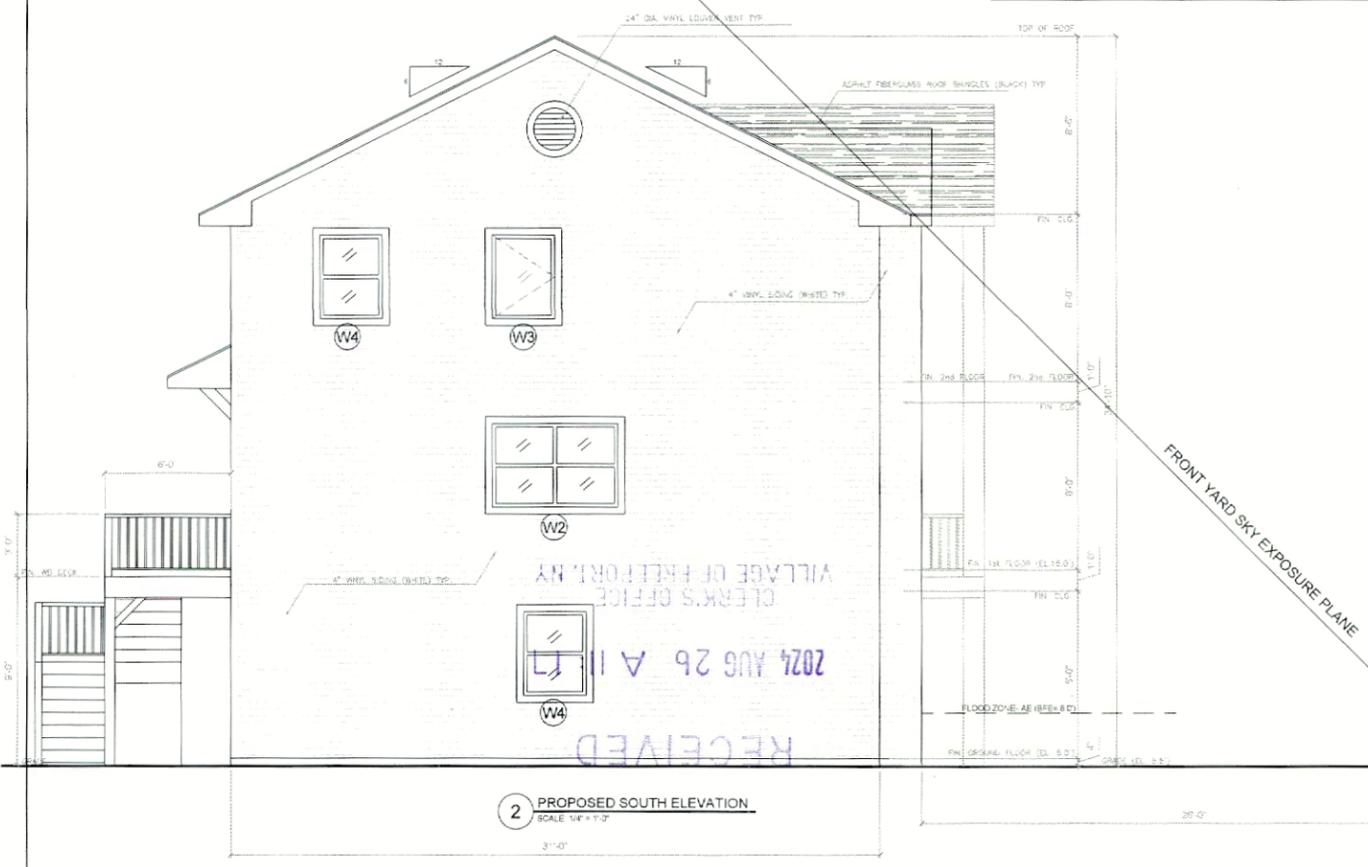


4 PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



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

NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK).  
2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.



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



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

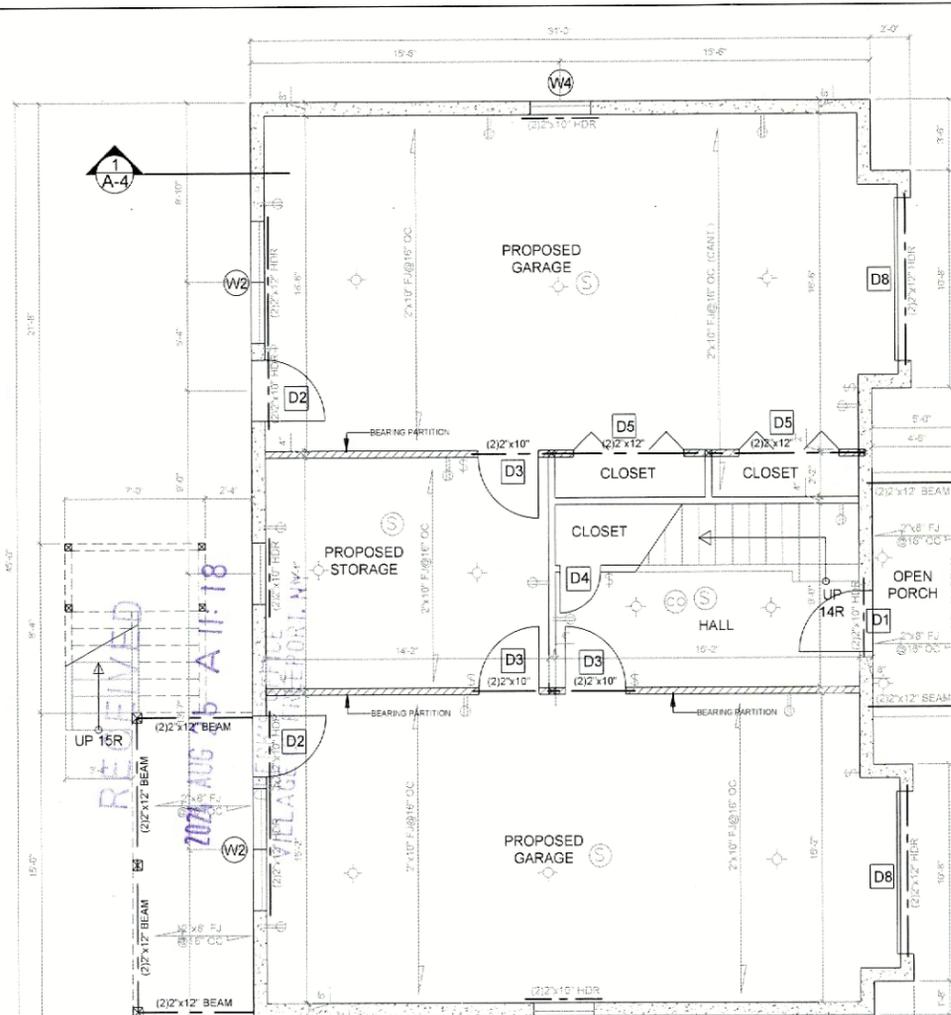
**PEI-DAU LIU, RA, ARCHITECT**  
384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
Tel. : (516) 580-1787

NO	DATE	COMMENT
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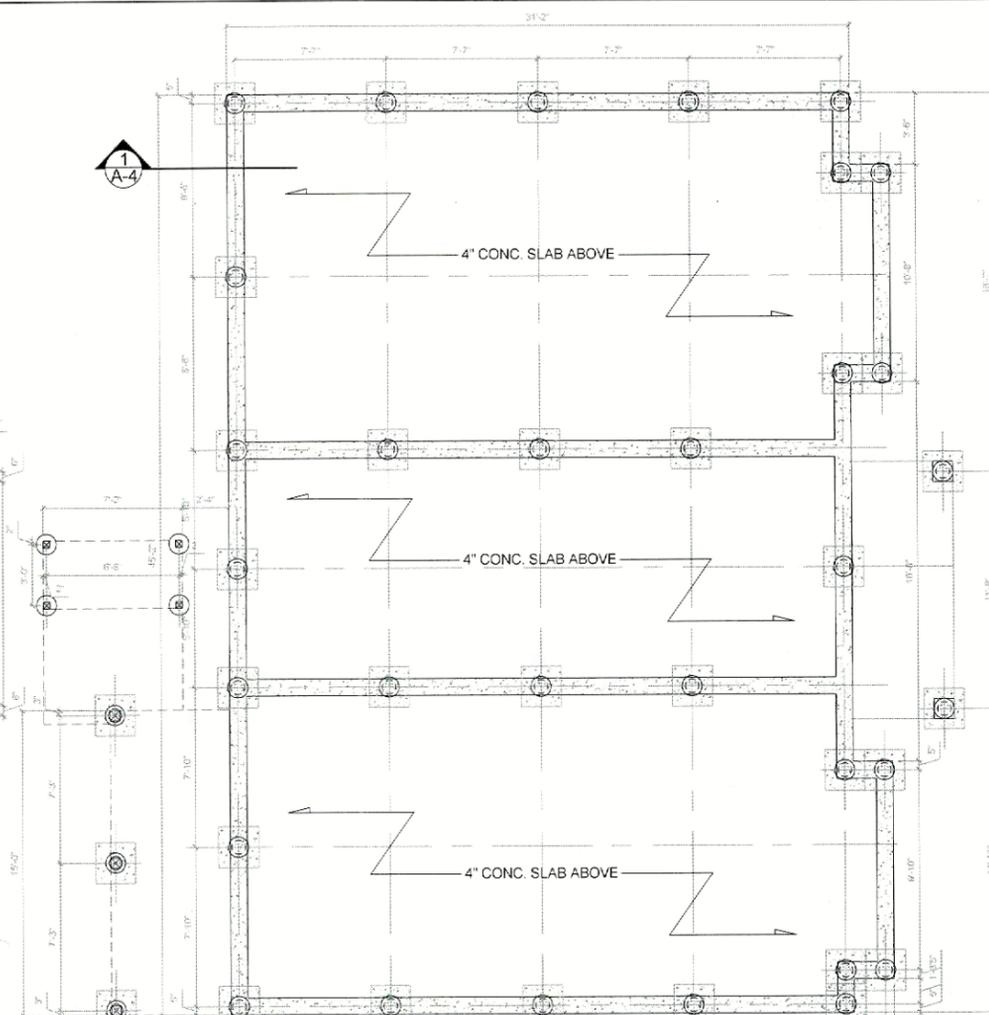
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322 MILLER AVENUE, FREEPORT, NY  
SHEET TITLE: PROPOSED ELEVATIONS

JOB NUMBER	24032
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	DATE
PDL	REVISED 08-20-2024

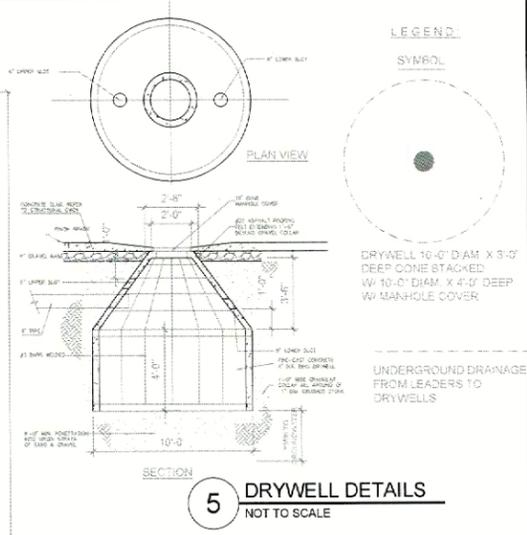
SHEET NUMBER  
**A-3.00**  
3 OF 6



**3 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



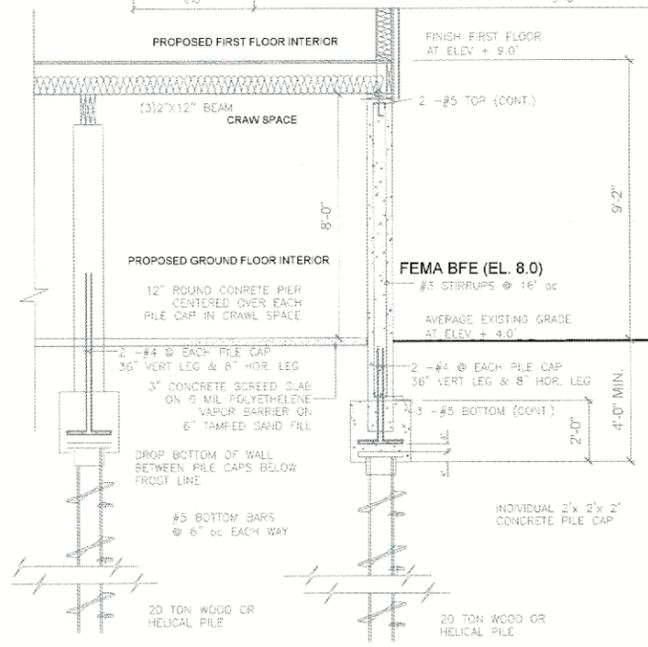
**2 PROPOSED FOUNDATION & PILE PLAN**  
SCALE: 1/4" = 1'-0"



**5 DRYWELL DETAILS**  
NOT TO SCALE

**DRAINAGE CALCULATIONS**  
(BASED ON MAX. 3" RAIN FALL)  
ROOF AREA 1,640 SF X 0.25' = 410 CF  
(2) 10' DIA. & 4' DEEP DRYWELL = 628 CF (OK)

- NOTES FOR PILES:**
- TIMBER PILES SHALL MEET THE REQUIREMENTS OF ASTM D-25. PILES SHALL BE TREATED WITH WATER BORNE SALTS (CCA) TO AWPA STANDARD C18 OF (2.5 POUNDS PER CUBIC FOOT). MINIMUM TIP DIAMETER FOR ROUND PILES SHALL BE 8".
  - TIMBER PILE CAPS AND BRACING SHALL MEET THE REQUIREMENTS OF AWPA STANDARD C18 (2.5 PCF CCA TREATMENT). ALL LUMBER SHALL BE NO. 1 GRADE WITH ROUGH DRESSED LUMBER REQUIRED.
  - PILES SHALL BE LOCATED AT CENTER LINE OF FOUNDATION WALLS AS NOTED. PILE LOCATIONS NOT DIMENSIONED SHALL BE EQL-DISTANT BETWEEN SPANS. MAXIMUM SPAN SHALL BE 12'.
  - PILES SHALL BE DRIVEN TO A BEARING CAPACITY OF 20 TONS.
  - CAPACITIES OF PILES SHALL BE VERIFIED BY A FILE LOG PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.



**4 SECTION THRU GRADE BEAM & PILES**  
SCALE: 3/8" = 1'-0"

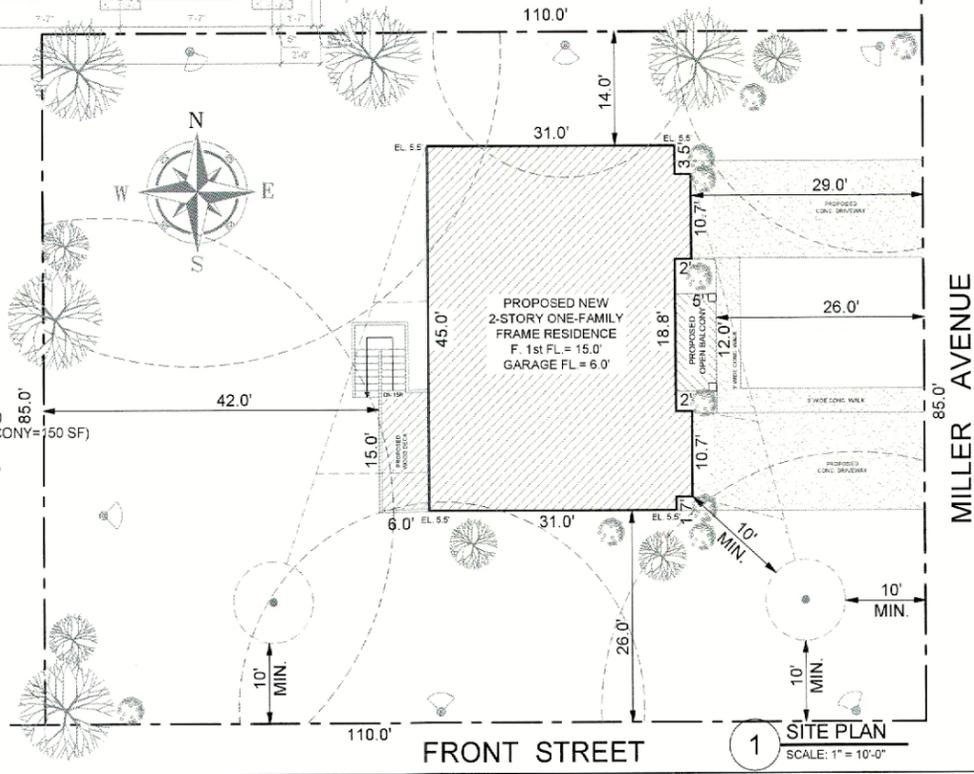
**ZONING ANALYSIS**

322 MILLER AVENUE, FREEPORT, NY  
ZONE : RESIDENCE A ZONE  
LOT SIZE : 110' x 85'  
LOT AREA : 9,350 SF

	PERMITTED	PROPOSED
BUILDING HEIGHT	3 STORIES MAX. 35 FT MAX.	2 STORIES 34.8 FT (OK)
LOT AREA	7,500 SQ FT MIN.	9,350 SQ FT (OK)
STREET FRONTAGE	50 FT MIN.	85.0' & 110' (OK)
LOT COVERAGE	30% MAX. (2,805 SF) +10% (ACCESSORY BLDG)	15.4% (1,438 SF) (OK) +1.6% (DECK & BALCONY=50 SF)
FLOOR AREA RATIO	50% MAX. (4,675 SF)	30.7% (2,876 SF) (OK)
FRONT YARD	20 FT MIN.	20 FT (OK)
AVE. FRONT YARD WITHIN 200FT	25.8 FT (MILLER AVE.)	26 FT (OK)
SIDE YARD	5 FT MIN.	14' (OK)
REAR YARD	20 FT & 20% OF LOT DEPTH MIN (25)	42.0 FT (OK)

**FLOOR AREA CALCULATION:**

FIRST FLOOR	= 1,438 SF
SECOND FLOOR	= 1,438 SF
TOTAL FLOOR AREA	= 2,876 SF



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

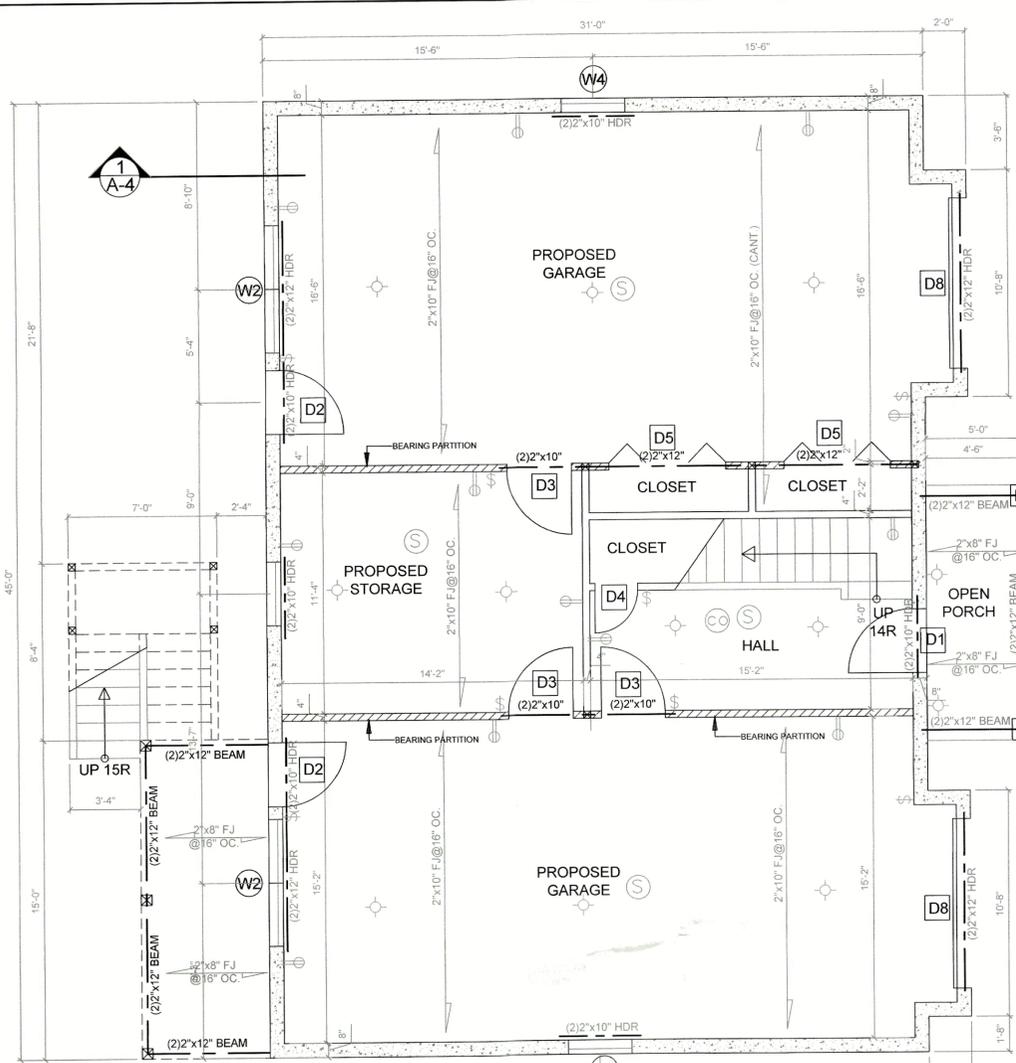
**PEI-DAU LIU, RA, ARCHITECT**  
384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
Tel. : (516) 580-1787

NO.	DATE	COMMENT

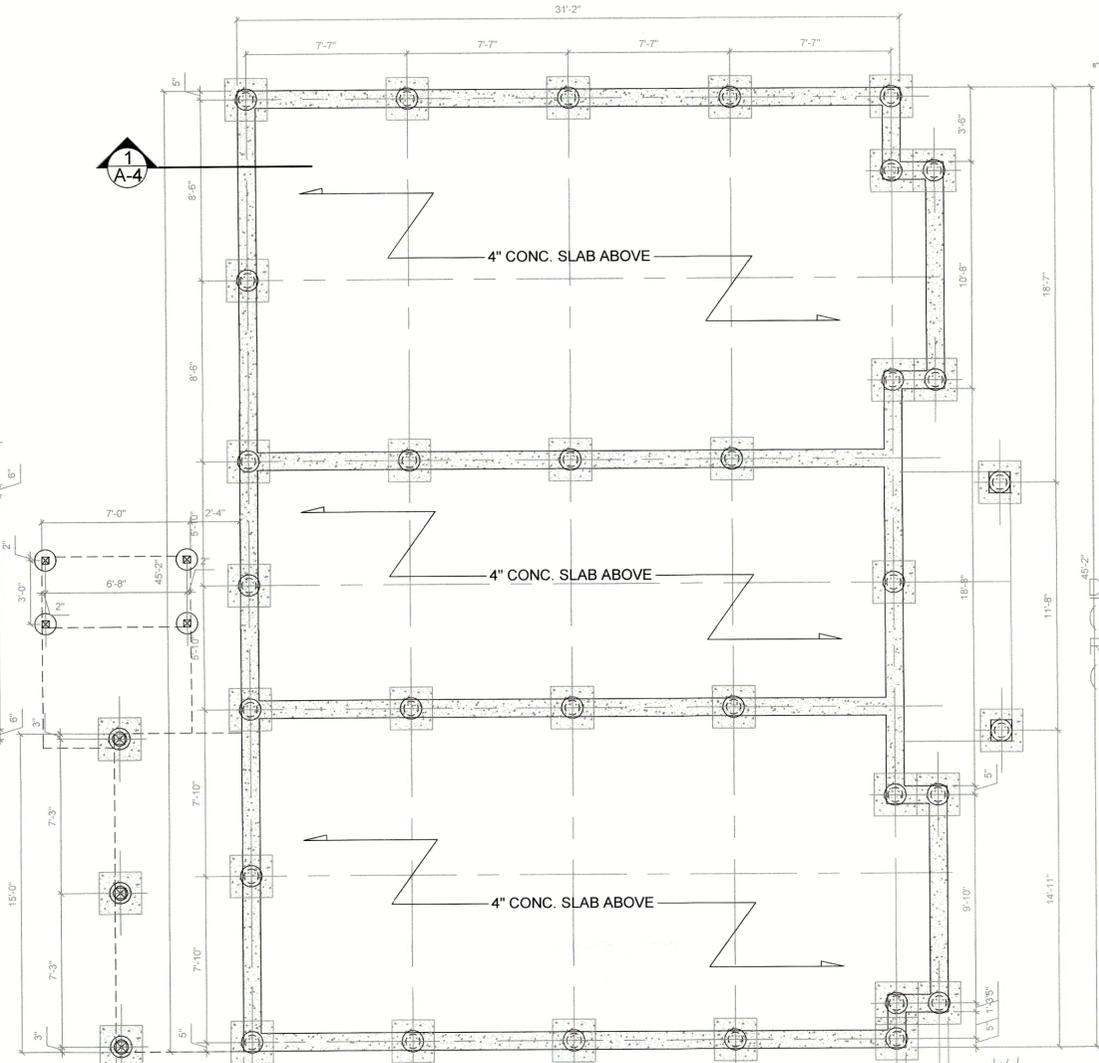
PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE  
322 MILLER AVENUE, FREEPORT, NY  
SHEET TITLE: SITE PLAN, BASEMENT PLAN & GENERAL NOTES

JOB NUMBER	24032
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FILENAME	FILENAME
DRAWN BY	DATE
PCL	07-14-2024

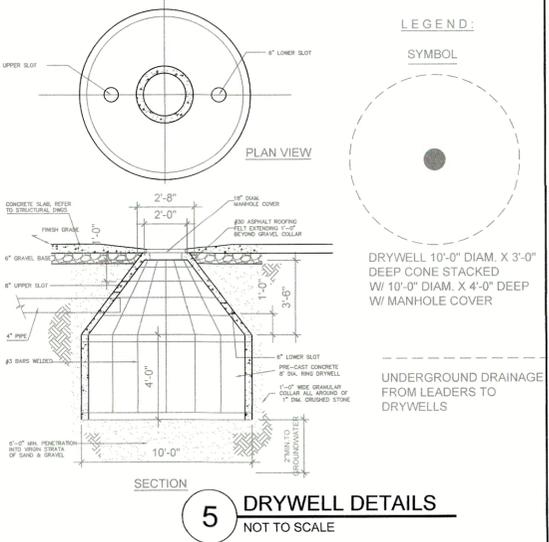
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1 OF 6



**3 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



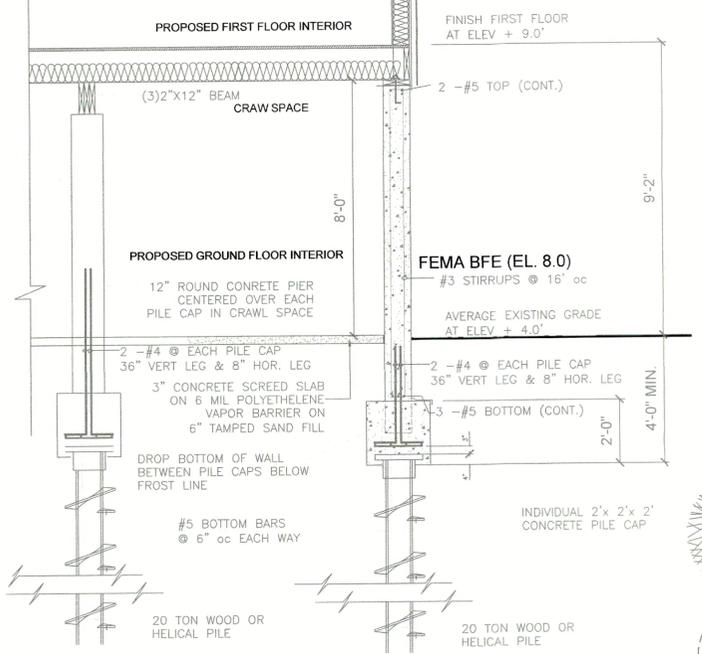
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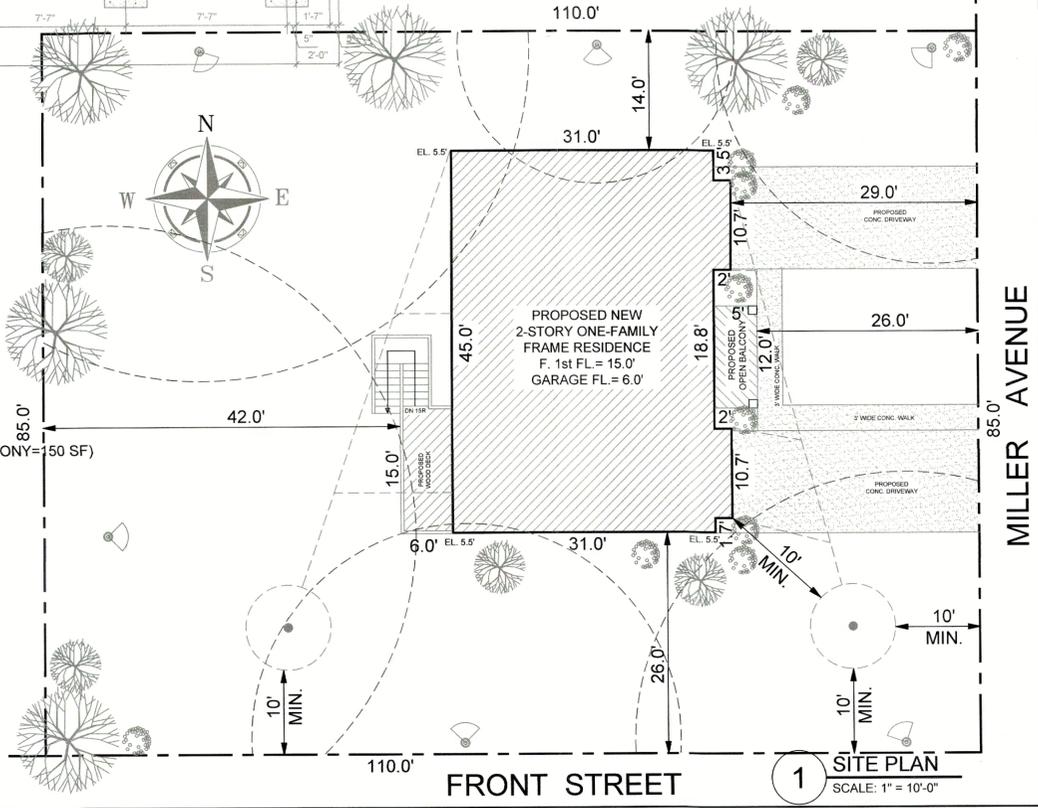
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NO	DATE	COMMENT



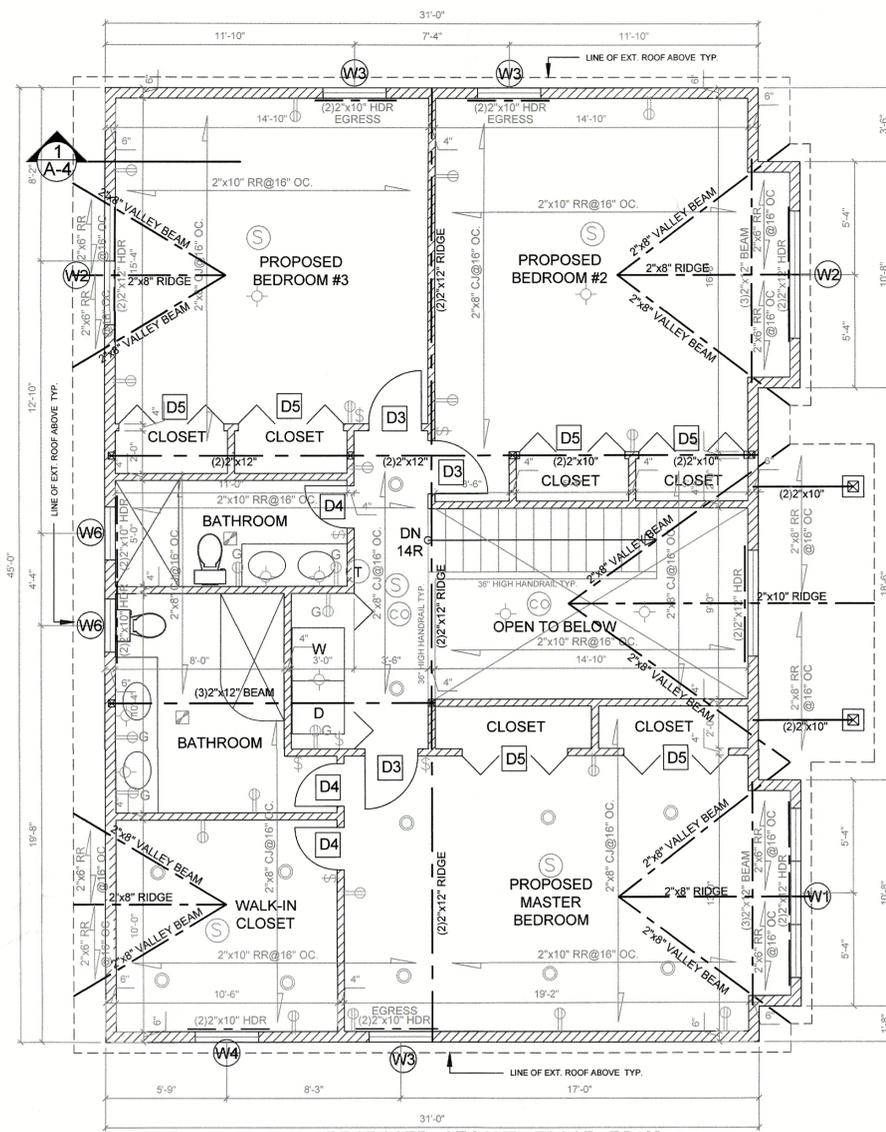
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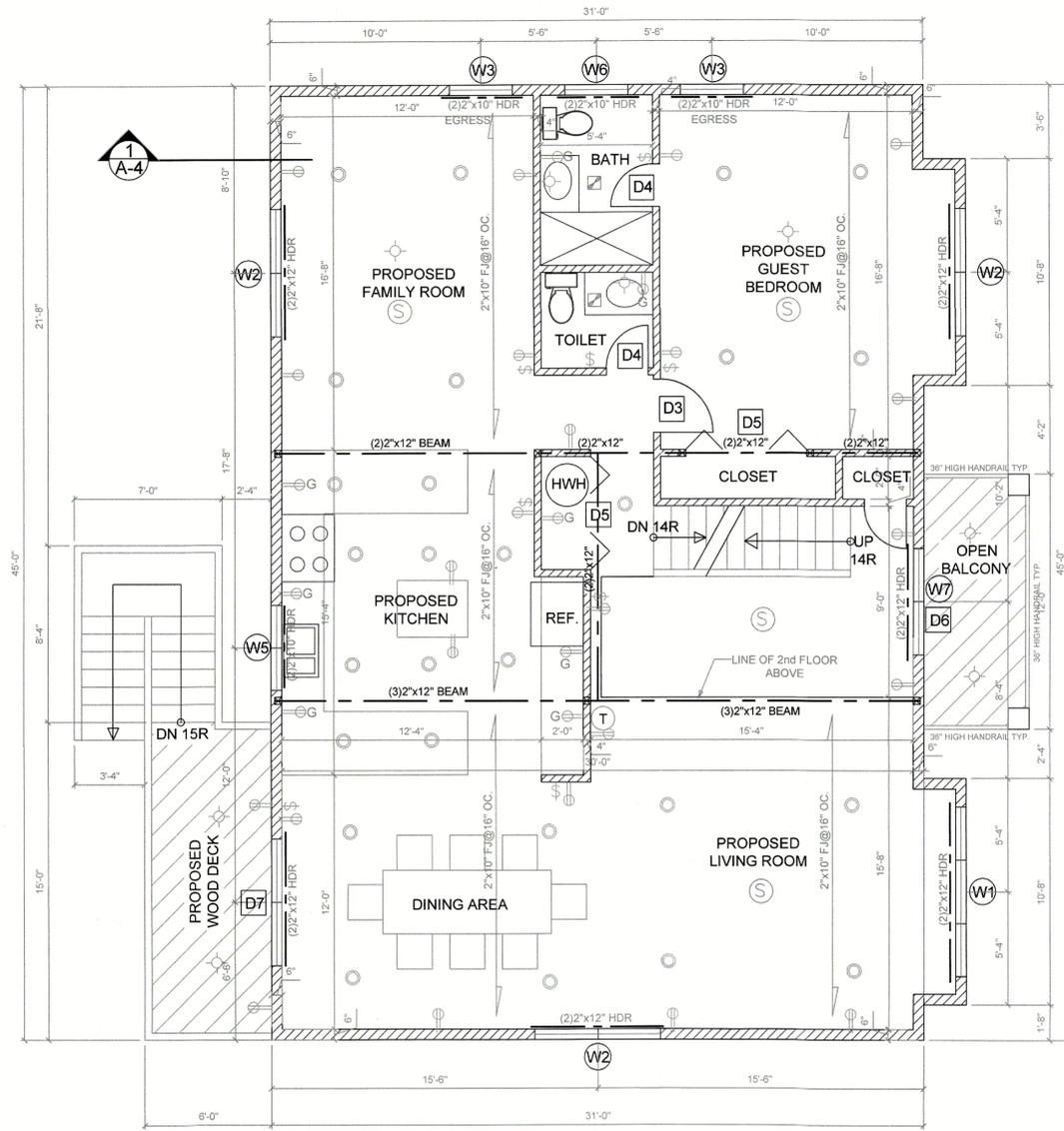
SHEET NUMBER: **A-1.00**  
1 OF 6

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF FREEPORT, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
- LIVE LOADS: FIRST FLOOR = 40 PSF  
SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS  
ROOF = 45 PSF
- ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEM-FIR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,500,000 PSI  
F<sub>b</sub> = 1,200 PSI SINGLE USE, AND F<sub>b</sub> = 1,400 PSI REPETITIVE USE.  
POSTS TO BE DOUGLAS FIR #2 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, PIPING, STACKS, DUCTS, CONDUIT, 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 19, CEILINGS / ROOF R30 = FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER. PERIMETER FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST NEVERSTRAL MEMBRANE SET IN MASTIC.
- REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY.
- CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
- ARCHITECT DOES NOT HAVE FIELD SUPERVISION.
- PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS. (U GLAZING = .49 OR BETTER)
- PROVIDE SMOKE DETECTORS ADJACENT TO GARAGE, ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS. INTERCONNECT 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 TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS.



**2 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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

**WINDOW SCHEDULE :**

NOTE: ALL WINDOWS TO BE "ANDERSEN" DOUBLE INSULATED & LOW-E GLASS

- W1** 8'-0" W x 4'-0" H TWO DOUBLE-HUNG & ONE PICTURE WINDOW
- W2** 6'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
- W3** 3'-0" W x 4'-0" H CASEMENT EGRESS WINDOW
- W4** 3'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
- W5** 4'-0" W x 3'-0" H SLIDING GLASS WINDOW
- W6** 3'-0" W x 3'-0" H DOUBLE-HUNG WINDOW
- W7** 5'-0" W x 5'-0" H PICTURE WINDOW WITH ARCH TOP

**DOOR SCHEDULE :**

- D1** 3'-0" W x 6'-8" H FRONT ENTRANCE EXTERIOR GRADE DOOR WITH 20"W x 6'-8" H GLASS SIDE LITE
- D2** 3'-0" W x 6'-8" H EXTERIOR ENTRANCE DOOR
- D3** 2'-6" W x 6'-8" H INTERIOR WOOD DOOR
- D4** 2'-0" W x 6'-8" H INTERIOR WOOD DOOR
- D5** 5'-0" W x 6'-8" H BI-FOLD CLOSET DOOR
- D6** 5'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
- D7** 6'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
- D8** 8'-0" W x 7'-0" H INSULATED GARAGE OVERHEAD DOOR

**LEGEND :**

- SYMBOL** DESCRIPTION
- PROPOSED CONC. WALLS OR PARTITIONS TO REMAIN
- PROPOSED NEW WOOD FRAME WALLS OR PARTITIONS
- PROPOSED 1 HOUR FIRE RATED WALL
- NEW, MINIMUM 200 CFM EXHAUST FAN TIED TO LIGHT SWITCH.
- SURFACE MTD. HALOGEN LIGHT FIXTURE
- HIGH HAT IN SOFFIT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DUPLEX RECEPTACLE
- GROUND FAULT DUPLEX RECEPTACLE
- SINGLE SWITCH
- FIRE DAMPER
- FLUSH 4 WAY AIR DIFFUSER
- FLUSH MOUNTED RETURN AIR VENT
- THERMOSTAT

**BUILDING CODE NOTES**

THE FOLLOWING ARE EXCEPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45	110 EXPOSURE B	C	SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	AS PER F.E.M.A.

R301.2.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WINDS SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO FAMILY DWELLINGS (WFCM)

**RECEIVED**  
 7/22/2024 11:11 AM  
 PEI-DAU LIU, RA, ARCHITECT  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
 Tel. : (516) 580-1787

NO DATE	COMMENT

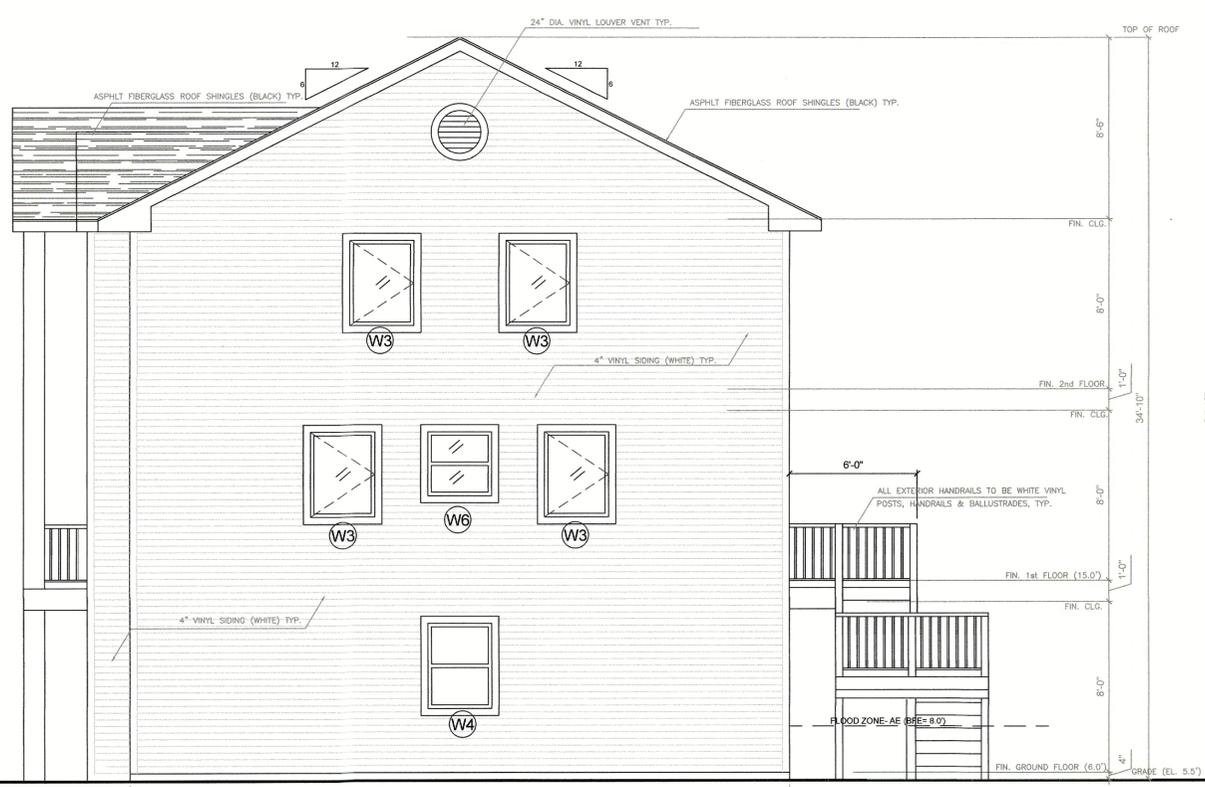


PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE  
 322 MILLER AVENUE, FREEPORT, NY  
 SHEET TITLE: PROPOSED GROUND, 1st & 2nd FLOOR PLANS

JOB NUMBER: 24032  
 PATH: PATHNAME  
 FILENAME: FILENAME  
 DRAWN BY: PDL DATE: 07-14-2024  
 SHEET NUMBER: **A-2.00**  
 2 OF 6

RECEIVED  
 2024 APR 25 AM 11:19  
 WALLINGFORD TOWN ENGINEERING

**PEI-DAU LIU, RA, ARCHITECT**  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
 Tel. : (516) 580-1787

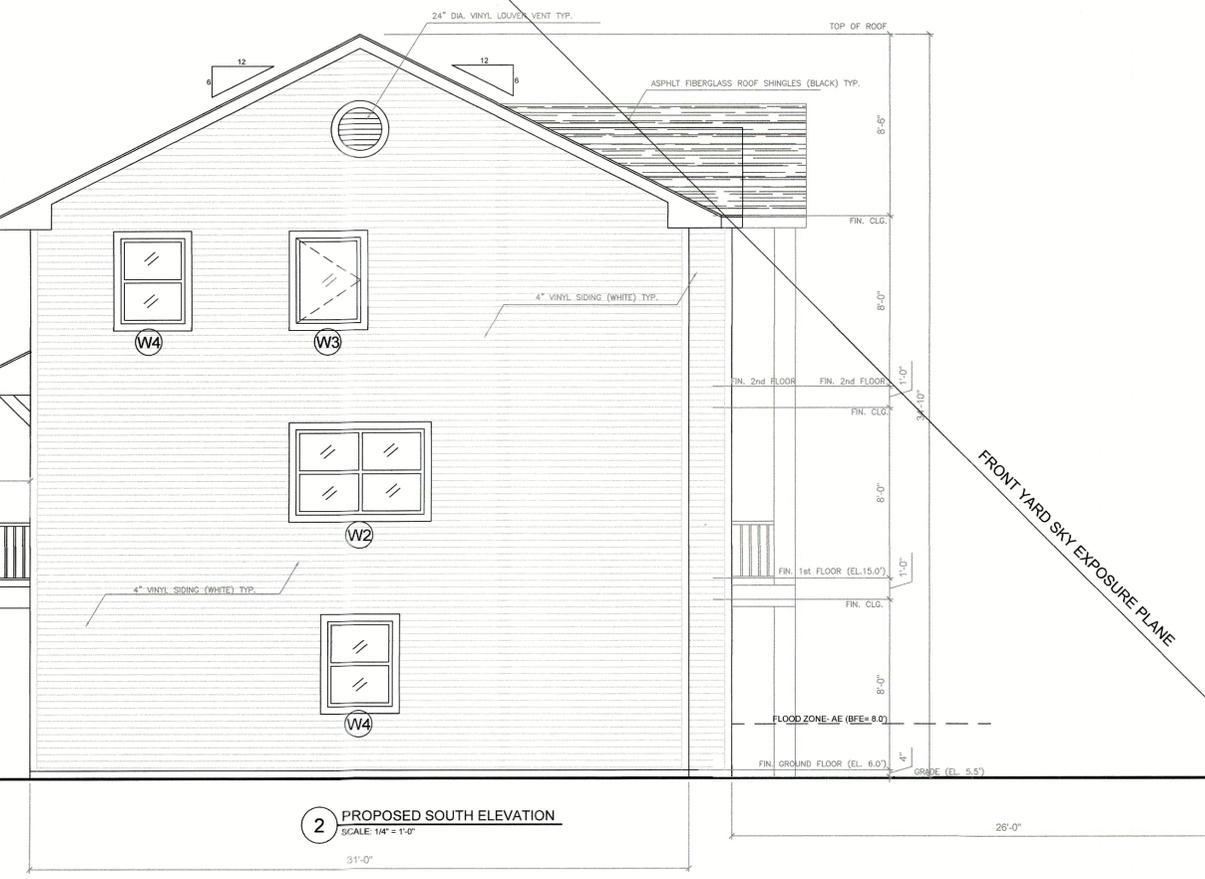


**4 PROPOSED NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



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

**NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK).  
 2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.**

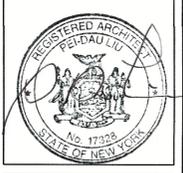


**2 PROPOSED SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



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

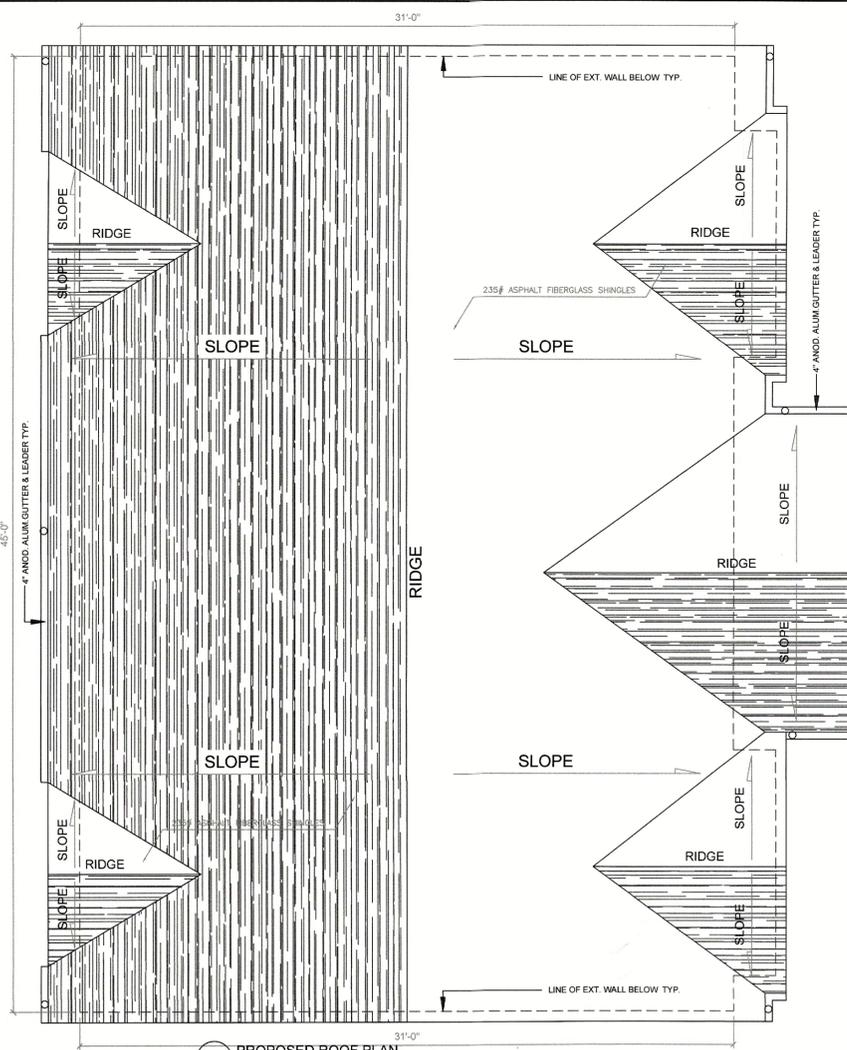
NO	DATE	COMMENT
1	04.20.16	ISSUED FOR PERMIT



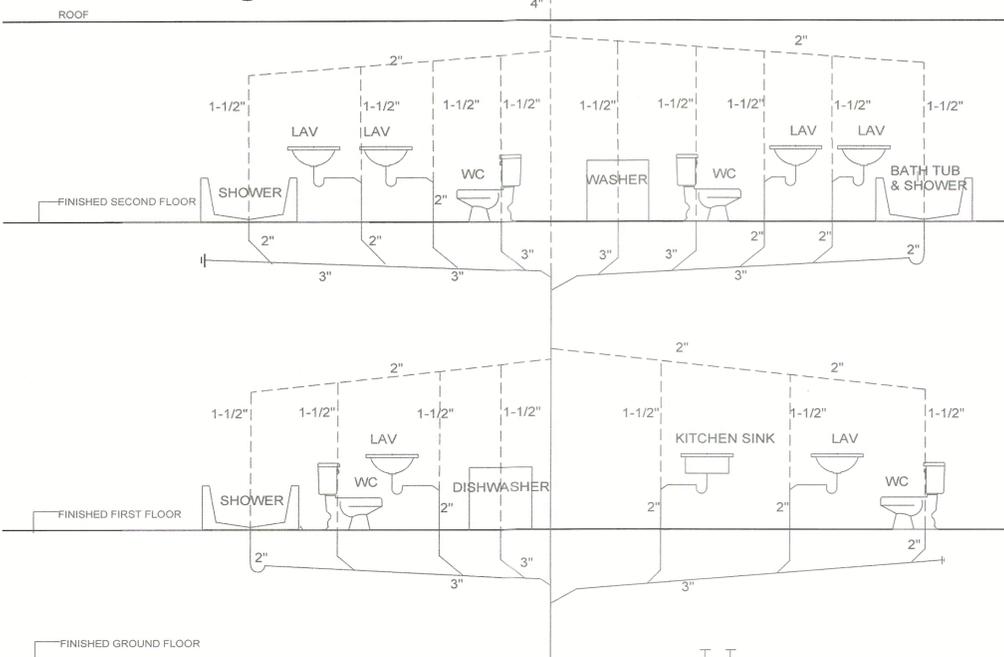
PROJECT: **PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE**  
 322 MILLER AVENUE, FREEPORT, NY  
 SHEET TITLE: **PROPOSED ELEVATIONS**

JOB NUMBER: 24032  
 PATH: PATHNAME  
 FILENAME: FILENAME  
 DRAWN BY: PDL DATE: 08-20-2024  
 REVISED: 08-20-2024

SHEET NUMBER: **A-3.00**  
 3 OF 6



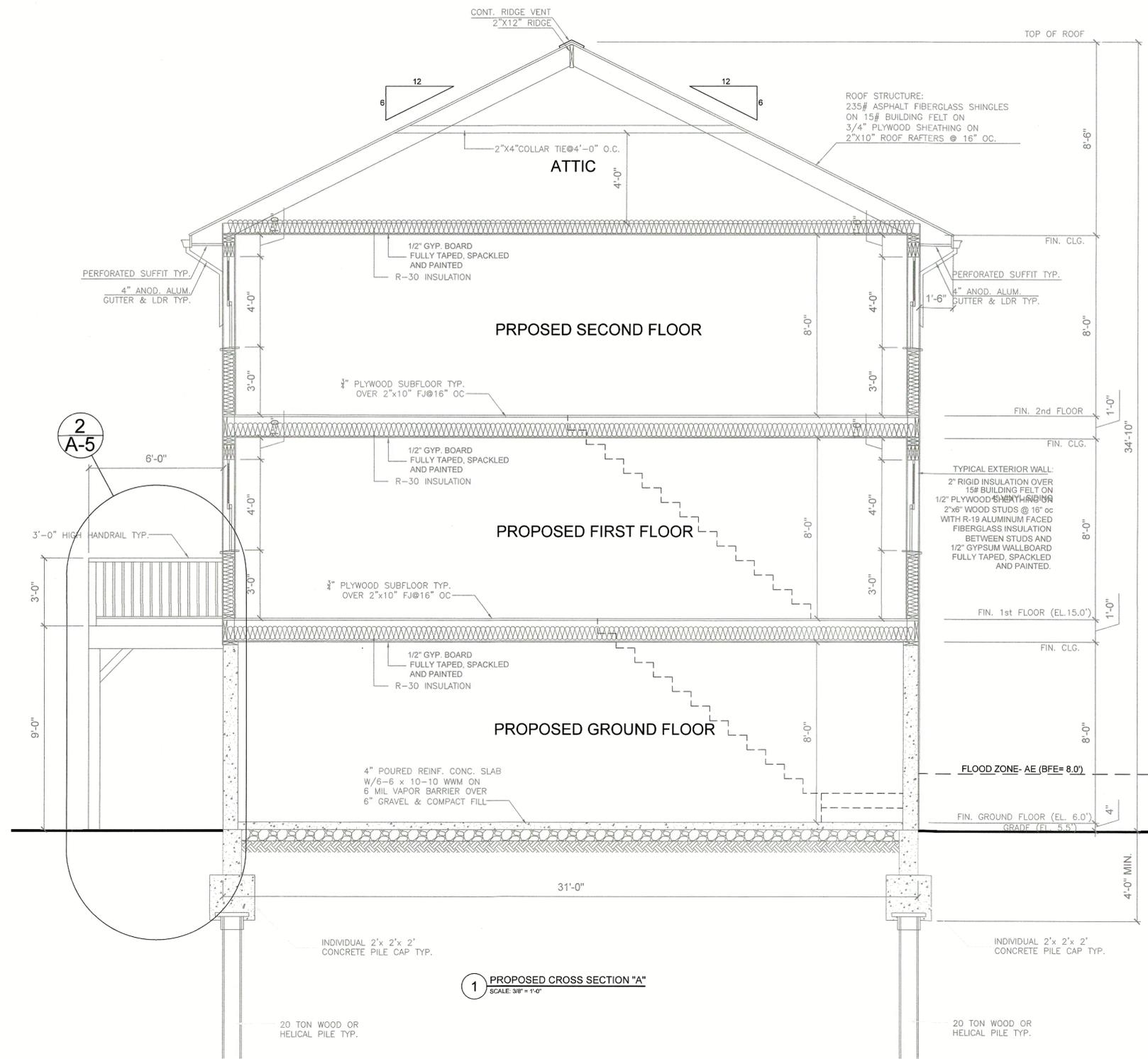
**4 PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**4 PLUMBING RISER DIAGRAM**  
NOT TO SCALE

WATER SUPPLY:  
MAIN: 1"  
RISERS: 3/4"  
BRANCHES: 1/2"

CONNECT TO APPROVED  
WASTE PLUMBING  
SEWERAGE SYSTEM



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

**PEI-DAU LIU, RA, ARCHITECT**  
384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
Tel. : (516) 580-1787

NO	DATE	COMMENT



PROJECT: **PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE**  
322 MILLER AVENUE, FREEPORT, NY  
SHEET TITLE: **PROPOSED ROOF PLAN & SECTIONS**

JOB NUMBER: 24032  
PATH: PATHNAME  
FILENAME: FILENAME  
DRAWN BY: PDL DATE: 07-14-2024

SHEET NUMBER: **A-4.00**  
4 OF 6

RECEIVED  
DPI: 100-26 A-11-15  
DATE: 07-14-2024





Application Date: 8/28/24  
Fees Paid: 500.00

SP# 3771

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: 61 Prince Avenue ZONING DISTRICT Residence A  
SECTION 55 BLOCK 399 LOT 39-41 LOT SIZE: 60 x 137.95'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>N/A</u>	Name: <u>Jeffery Richey 'DBA' SRT Associate LLC</u>
Address:	Address: <u>24 (Ame) Hollow Road Lloyd Harbor NY 11743</u>
Telephone #:	Telephone #: <u>516-906-4820</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct New One Family dwelling  
→ 5700 2751 SF.

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

Jeffery Richey  
APPLICANT'S SIGNATURE  
Sworn to before me this 16  
day of July, 2024  
[Signature]  
Notary Public

LISA RAMOS-LOPEZ  
NOTARY PUBLIC, State of New York  
No. 01RA5063273  
Qualified in Suffolk County  
Commission Expires 10-5-26

RECEIVED  
AUG 28 10:33  
VILLAGE CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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

Jeffery Richey  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 16  
day of July, 2024  
[Signature]  
Notary Public

LISA RAMOS-LOPEZ  
NOTARY PUBLIC, State of New York  
No. 01RA5063273  
Qualified in Suffolk County  
Commission Expires 10-5-26

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: _____



## INC. VILLAGE OF FREEPORT

### Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY

MAYOR

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

SERGIO A. MAURAS

SUPERINTENDENT OF BUILDINGS

### SITE PLAN LETTER

August 15, 2024

SRJ Associate LLC  
61 Prince Ave  
Freeport, NY 11520

RE: 61 Prince Ave, Freeport, NY 11520

Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41

Building Permit Application #20243799

Description: Construct 2-story one family dwelling with attached garage 2,751 SF.

Dear Ms.

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 377-3632.

Very truly yours,

*Sergio A. Mauras*

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

ZBA Approval Needed: NO

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2023799

JUN 11 2024

Filing Date 6/11/24

## 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>61 Prince Avenue</u> ZONING DISTRICT <u>A</u>
	(No.) (Street)
	BETWEEN <u>Oxford Drive / Dykess Street</u> AND <u>MT Joy Avenue</u>
	(Cross Street) (Cross Street)
SECTION <u>55</u> BLOCK <u>399</u> LOT <u>39-41</u> APPROX. LOT SIZE <u>60</u> x <u>137.18'</u> LOT AREA <u>8232.45</u>	

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

<b>A. TYPE OF IMPROVEMENT</b> 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (Replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (Relocation)		<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____		<b>NON RESIDENTIAL - Complete Part "E"</b> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, Institutional 22 <input type="checkbox"/> Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>290,000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>Construct One Family dwelling</u>			

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

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>SRJ Associate LLC</u>	<u>24 Carmel Hollow Road, Lloyd Harbor NY 11343</u>	<u>516-906-4820</u>
2. Contractor	<u>Prestige Custom Builders</u>	<u>7 Pumpkin Street, East Northport NY</u>	<u>631-853-1580</u>
3. Architect or Engineer	<u>Vladimir Constant</u>	<u>7 Melnick Ct. Westbury NY 11590</u>	<u>516-779-2343</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. 737841 Company NYSIF Exp. Date 8-21-2024

Contractor or Owner Jeffery Richey (Print)  
 Address 24 Carmel Hollow Road, Lloyd Harbor NY 11343  
 Phone: 516-906-4820

State of New York  
 County of Nassau  
Jeffery Richey being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this (His or Her)

### 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 1332  
 Upper Flrs Square Feet 1332

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. 20243799

**Location:** 61 Prince Ave

**Applicant:** SRJ Associate LLC

**Description:** Construct 2-story one family dwelling with attached garage 2,751 SF.

**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:** August 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**

JUN 11 2024

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>SRT Associates LLC</i>			
Project Location (describe, and attach a location map): <i>61 Prince Ave Freeport</i>			
Brief Description of Proposed Action: <i>Construct one Family dwelling</i>			
Name of Applicant or Sponsor: <i>SRT Associates LLC / Joffrey Rich</i>		Telephone: <i>516-906-4820</i>	
Address: <i>24 Camel Hollow Road</i>		E-Mail: <i>rjreadyinc@gmail.com</i>	
City/PO: <i>Lloyd Harbor NY 11743</i>		State: <i>NY</i>	Zip Code: <i>11743</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 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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
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: _____		<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 type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<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?		<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?  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"/>	
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
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: SRT ASS. LLC / TeFenny Rebej Date: May 03, 2024  
 Signature: \_\_\_\_\_

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

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

	JUN 11 2024 FREEPORT BUILDING DEPT	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		<input checked="" 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.

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

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August 25, 2024

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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board**

**From: SRJ Associate LLC**

**RE: 61 Prince Ave, Freeport, NY 11520**

**Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41**

**Building Permit Application #20243799**

**Description: Construct 2-story one family dwelling with attached garage 2,751 SF**

To Site Plan Review Board:

As requested in the Site Plan Letter dated August 15, 2024, I am providing all requested information for the consideration of approval from the Site Plan Review Board.

I am constructing a new, contemporary, colonial home located at 61 Prince Avenue, Freeport, New York, 11520. Details are as follows:

- 2,751 square foot home
- Two stories
- Siding color- Nantucket Grey
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Nantucket Grey colored vinyl shakes
- All trims and corners- white color
- Roof color- Nantucket Grey
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white. double hung windows with solid glass at the bottom; top glass will have a divider look at the top

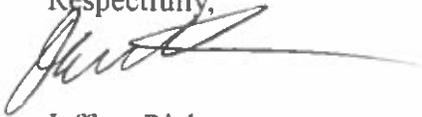
- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 feet 6 inches by 5 feet) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete with gray brick borders
- Landscaping will include Azalea and Rhododendron plants in front of home
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

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I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

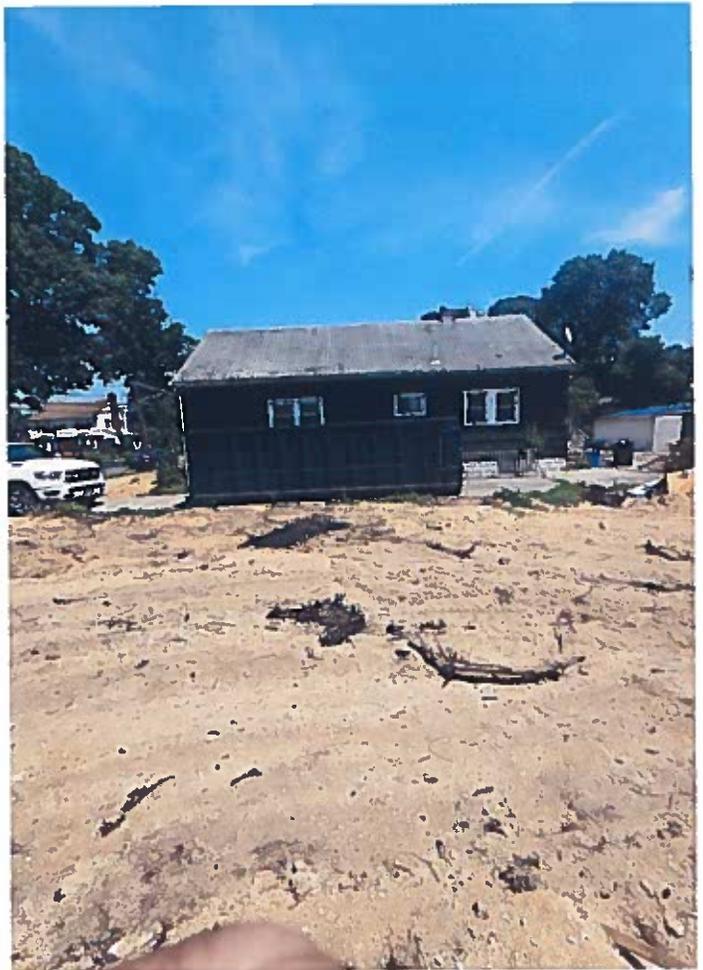
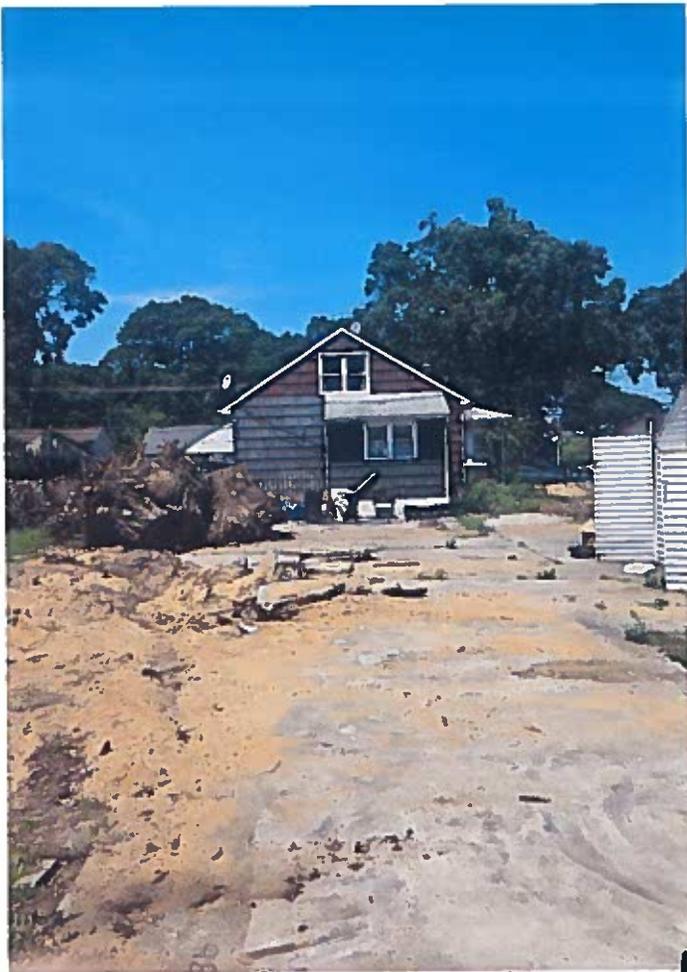
Thank you very much for your review of the above information and consideration of my application.

Respectfully,

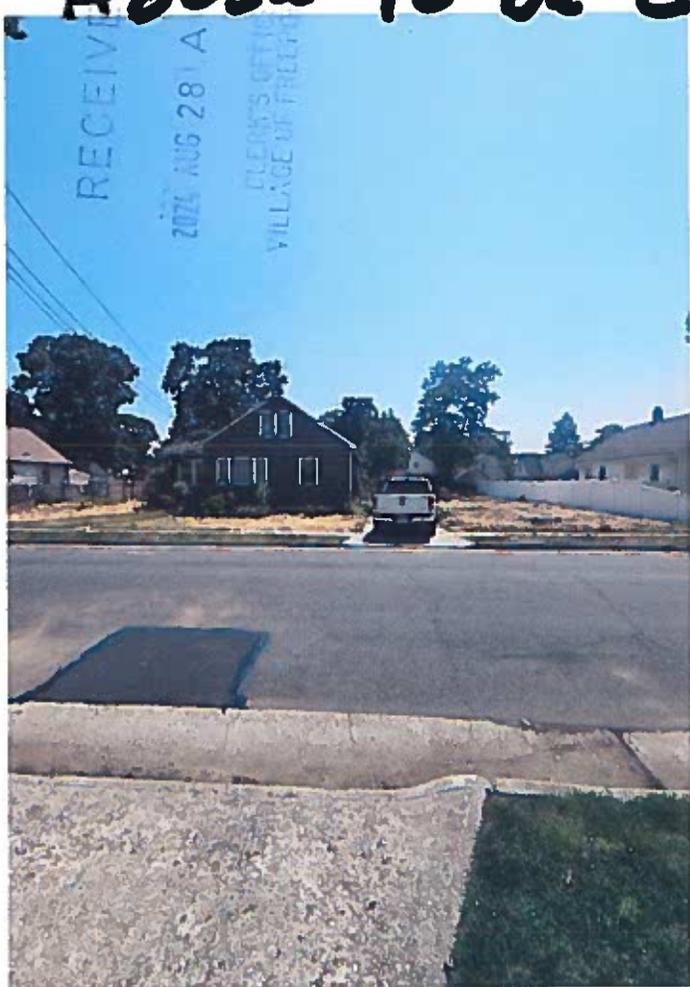


Jeffery Richey  
 Owner

lot prince



House to be demolished



1 Prince

7 + Prince



75 Prince

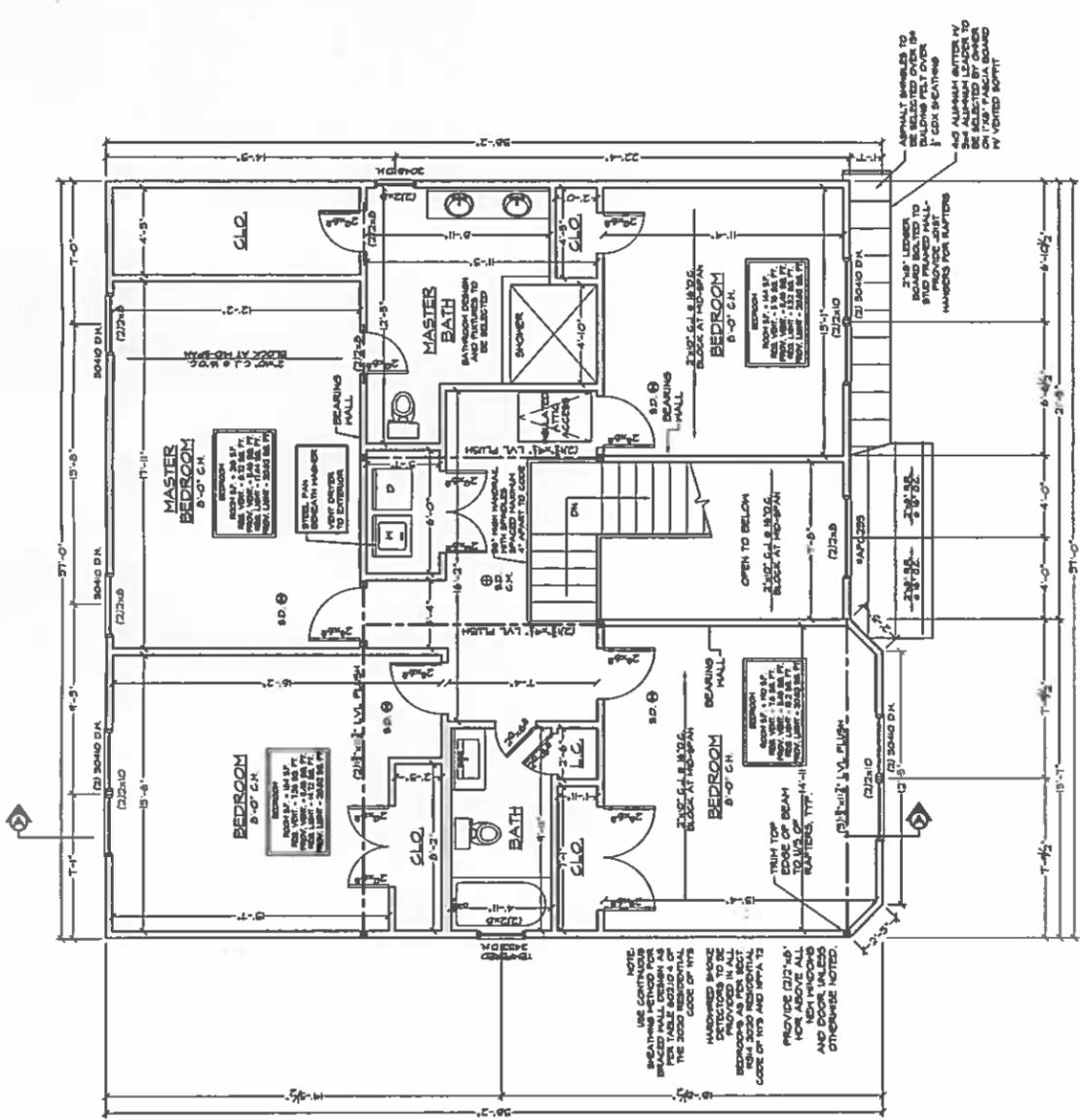


81 Prince







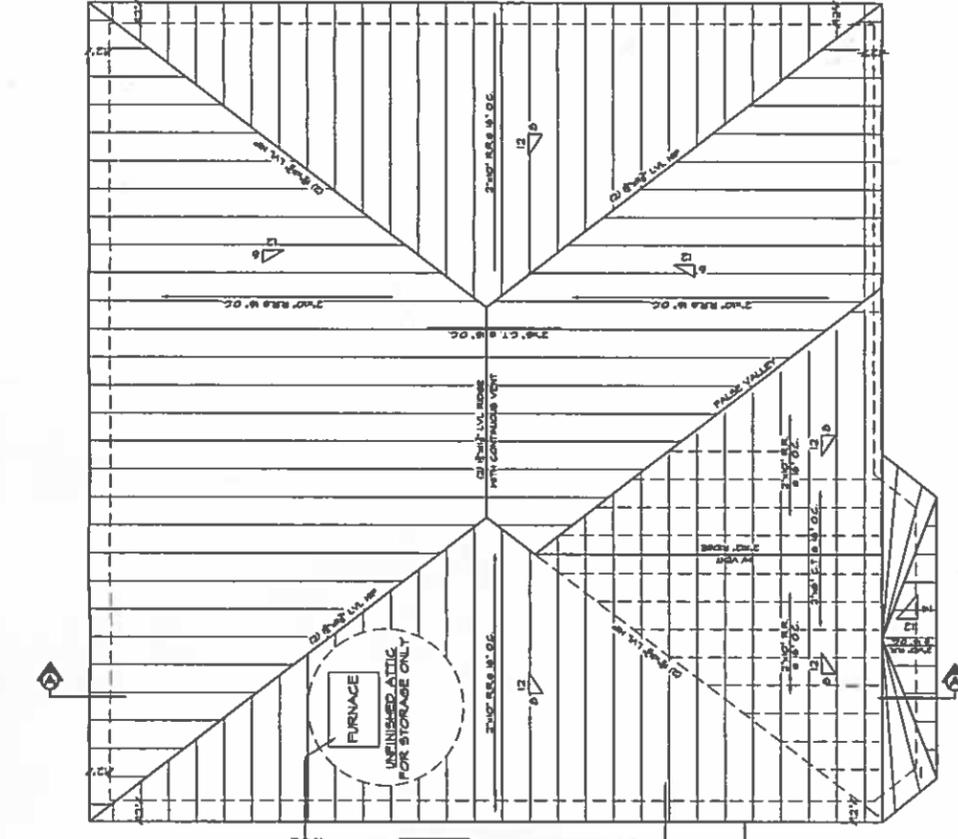


PROPOSED SECOND FLOOR PLAN

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

**STAIRS & GUARD NOTE:**  
 (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)  
 -STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE AND BELOW THE REQUIRED HANDRAIL HEIGHT AND THE PERMITTED HEADROOM HEIGHT  
 -MINIMUM HEADROOM HEIGHT TO BE 6'-8"  
 -MAX. RISER SHALL NOT EXCEED 8 1/2"  
 -MIN. TREAD SHALL NOT BE LESS THAN 4"  
 -STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 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 CONTIGUOUS 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 RETURNED OR SHALL TERMINATE IN NEKEL 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.  
 -GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.  
 -GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.  
 -BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

**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 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE-SMoke AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NYS CODE SEC. 915.4 AND 915.5 SHALL BE INSTALLED IN DWELLING 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 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 PER MANUFACTURE AND REPORT PRIOR TO START OR CONTINUATION OF WORK.  
 4. NO GALV. HALLS OR CONNECTORS IN WALLS AND FLOORING SHALL BE USED UNLESS GALVANIZED 6-105 HOT DIPPED GALVANIZED 6-105



PROPOSED ROOF PLAN

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

**PROVIDE STAIRWAY LIGHTING AS PER SECTION 905.2.1 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE ENTERING POINT OF EACH FLOOR LEVEL. TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS**  
**905.2.2 UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD**  
**MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)**

- WALL KEY**
- ① EXIST TO BE REMOVED
  - ② EXIST TO REMAIN
  - ③ NEW HOOD FRAME CAST
  - ④ NEW PAURED CONCRETE
  - ⑤ 4"x4" POST UNLESS OTHERWISE NOTED
  - ⑥ HELD DOWN AS NOTED
  - ⑦ EXISTED BRICKS IN VOID



CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

PROJECT: PROPOSED TWO STORY ONE FAMILY DWELLING AT 61 PRINCE AVENUE WESTBURY, NY 11590  
 ENGINEER: VLADIMIR CONSTANT, P.E.  
 4707 WESTBURY, NY 11590

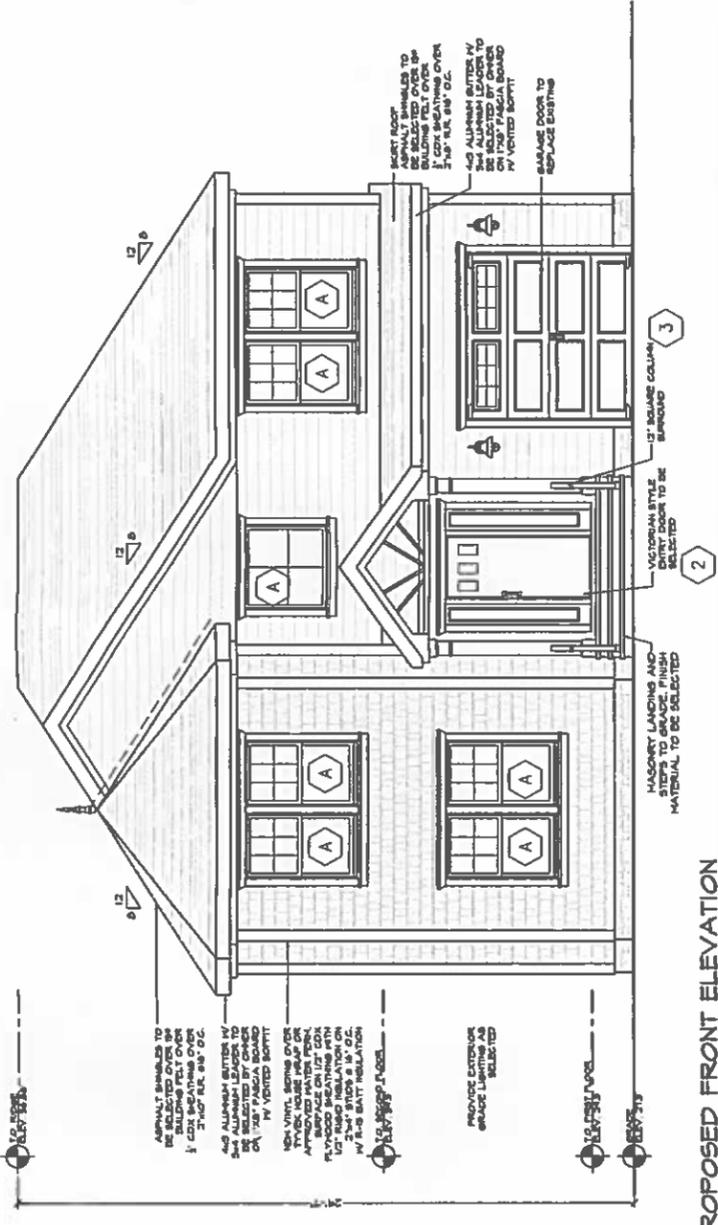
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NO.	DATE	DESCRIPTION	BY	CHK

JOB NO.	
SCALE	AS NOTED
DATE	03/30/2023
BY	

A3

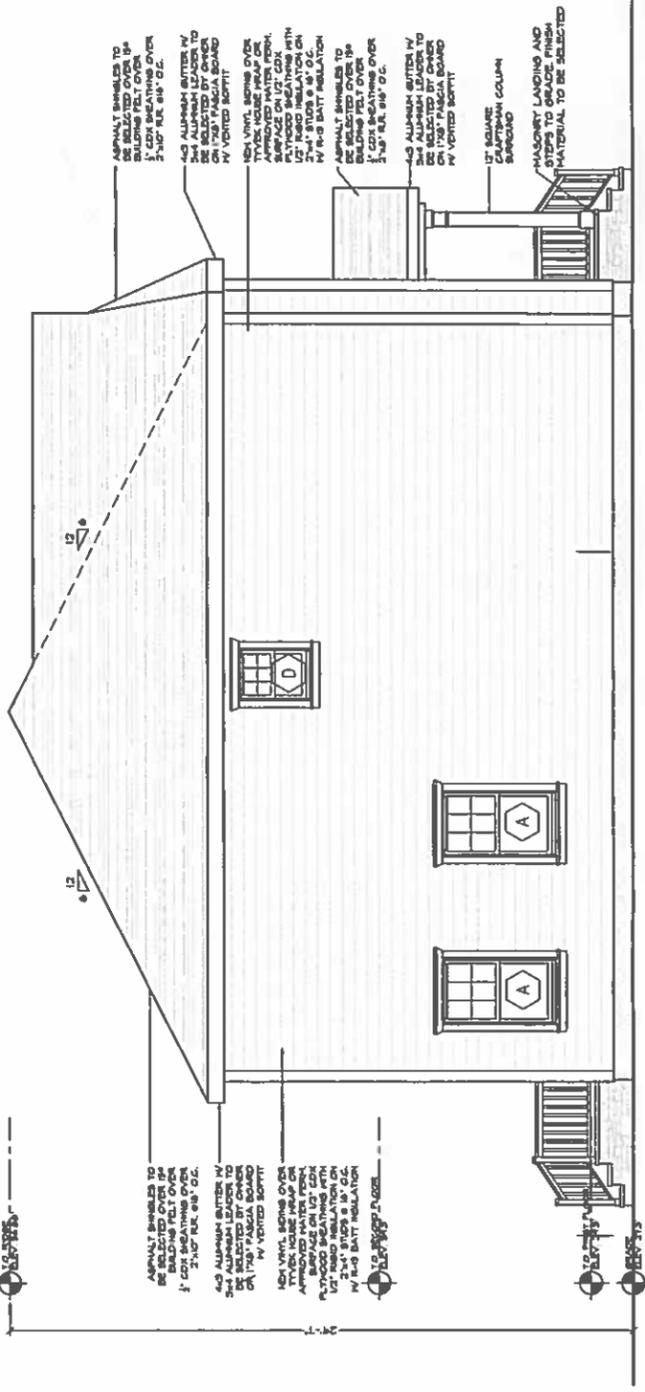
WINDOW SCHEDULE			
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARKS
A	WIN	6'-0" WIDE	6'-0" HIGH
B	WIN	6'-0" WIDE	6'-0" HIGH
C	WIN	6'-0" WIDE	6'-0" HIGH
D	WIN	6'-0" WIDE	6'-0" HIGH
EXT. DOOR SCHEDULE			
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARKS
1	DOOR	6'-0" WIDE	6'-0" HIGH
2	DOOR	6'-0" WIDE	6'-0" HIGH
3	DOOR	6'-0" WIDE	6'-0" HIGH



PROPOSED FRONT ELEVATION

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

**FINISH MATERIAL NOTE**  
 - ALL FINISH MATERIALS TO BE INSTALLED PER ELEVATION  
 - ROOFING TO BE THUNDERLINE COLOR CHARCOAL  
 - SIDING TO BE CERTAINTED COLOR SNOG  
 - STONE FACADE TO BE NATURAL MIX OF LIGHT GRAY COLORS  
 - FRONT PORCH AND TREADS TO BE BLUESTONE COLOR COAL  
 - ASPHALT DRIVEWAY BORDER TO BE PAVESONE COLOR COAL  
 - ALL SHUTTERS ON EACH SIDE OF GARAGE DOOR  
 - SHUTTERS TO BE BLACK  
 - ENTRY DOOR AND GARAGE DOOR TO BE BLACK



PROPOSED SIDE ELEVATION

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



PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520

VILLAGE OF FREEPORT, NY

ENGINEER: VLADIMIR CONSTANTINE P.E. 080951  
 7 MELRIK DR. V182 GRAY WESTBURY, NY 11590

DRAWING TITLE: EXTERIOR ELEVATIONS

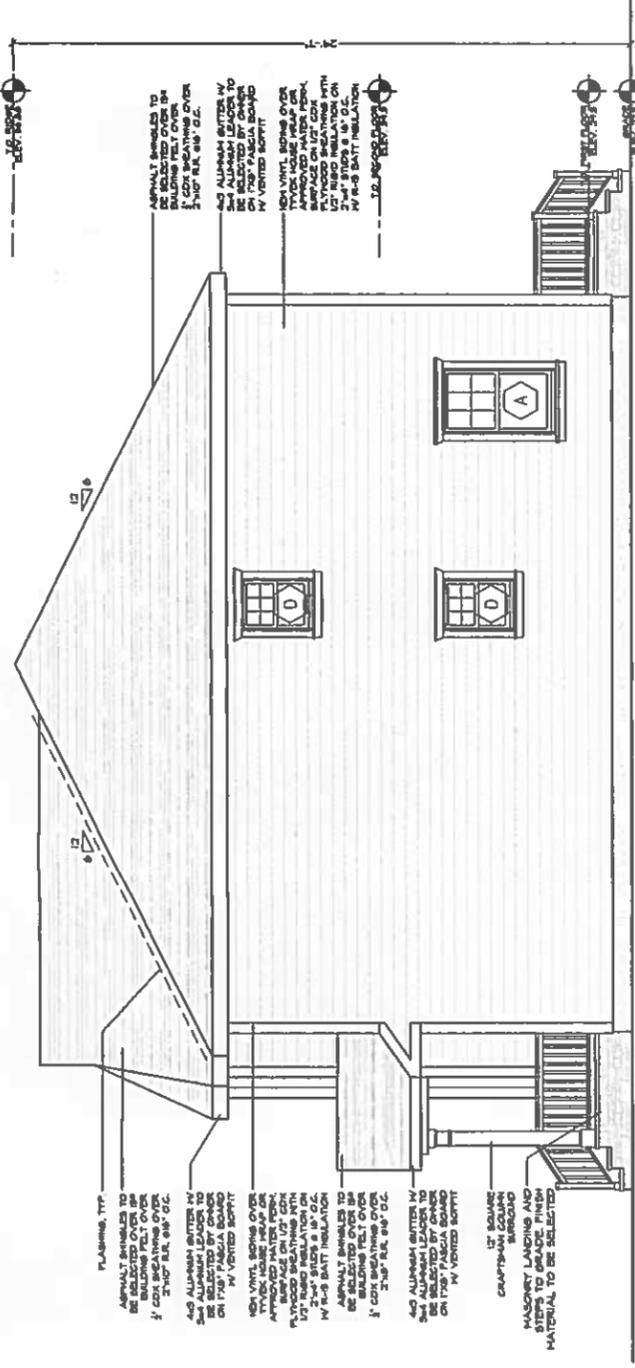
DATE: 12/27/2024

NO.	DATE	DESCRIPTION

DATE	BY	SCALE	AS NOTED	ISSUE DATE	DESIGNER
				03/18/2024	

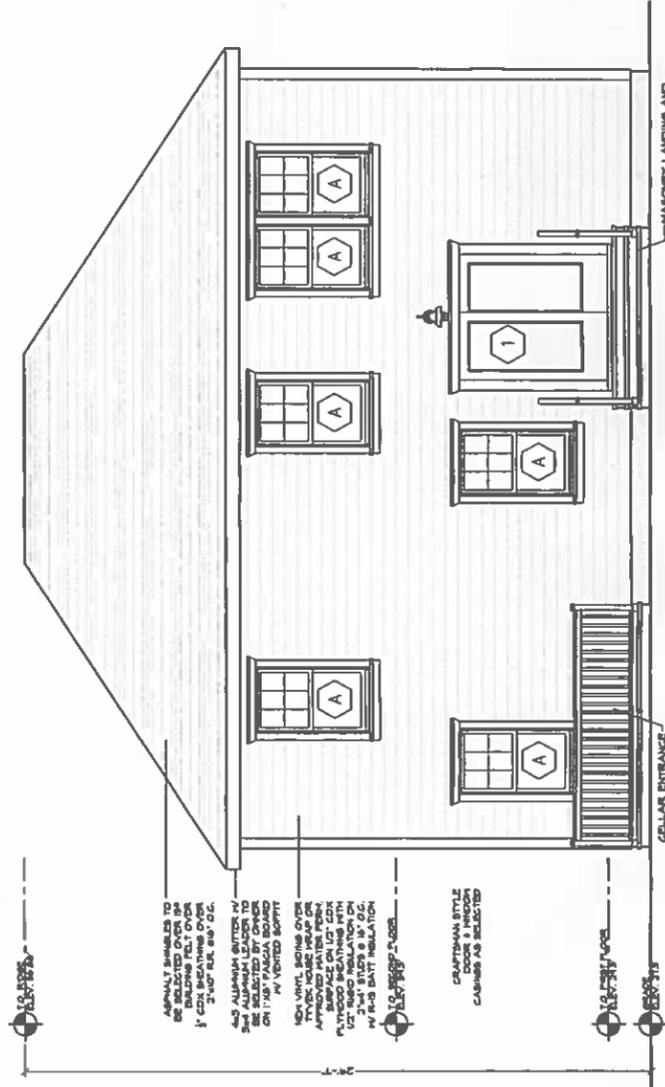
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WINDOW SCHEDULE				
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		REMARKS
		WIDTH	HEIGHT	
1	6wp	5'-1 1/2"	4'-0 1/2"	6" MIN. CLEARANCE TO TOP OF WINDOW
2	6wp	5'-0 1/2"	4'-0 1/2"	
3	6wp	5'-0 1/2"	4'-0 1/2"	
4	6wp	5'-0 1/2"	4'-0 1/2"	
EXT. DOOR SCHEDULE				
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		REMARKS
		WIDTH	HEIGHT	
1	6wp	5'-0"	6'-8"	6" MIN. CLEARANCE TO TOP OF DOOR
2	6wp	5'-0"	6'-8"	



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



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PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
61 PRINCE AVENUE  
FREEPORT, NY 11520

ENGINEER: VLADIMIR CONSTANT, P.E. 4202  
7 MELRICK CT.  
WESTBURY, NY 11590

DRAWING TITLE  
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION

JOB NO.	SCALE	AS NOTED	ISSUE DATE	DESIGN P.M.
			03/18/2024	

A5









A10

DATE	03/30/2023
SCALE	AS NOTED
BY	P.M.

NO.	DATE	DESCRIPTION

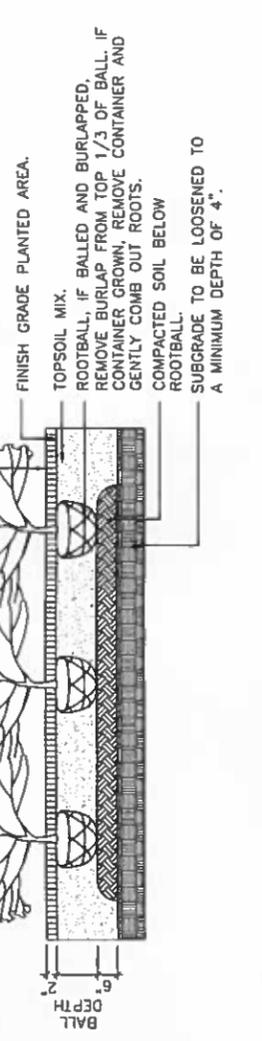
LANDSCAPE PLAN

ENGINEER: VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
61 PRINCE AVENUE  
FREEPORT, NY 11520



NOTE:  
1. COMPLETELY REMOVE ALL WIRE, PLASTIC, TAGS OR OTHER SYNTHETIC MATERIAL FROM SHRUB BEDS PRIOR TO PLANTING.  
2. CONTINUOUS BEDS SHALL BE PREPARED W/ TOPSOIL MIX PRIOR TO SHRUB PLANTING.  
3. 2" MULCH LAYER.



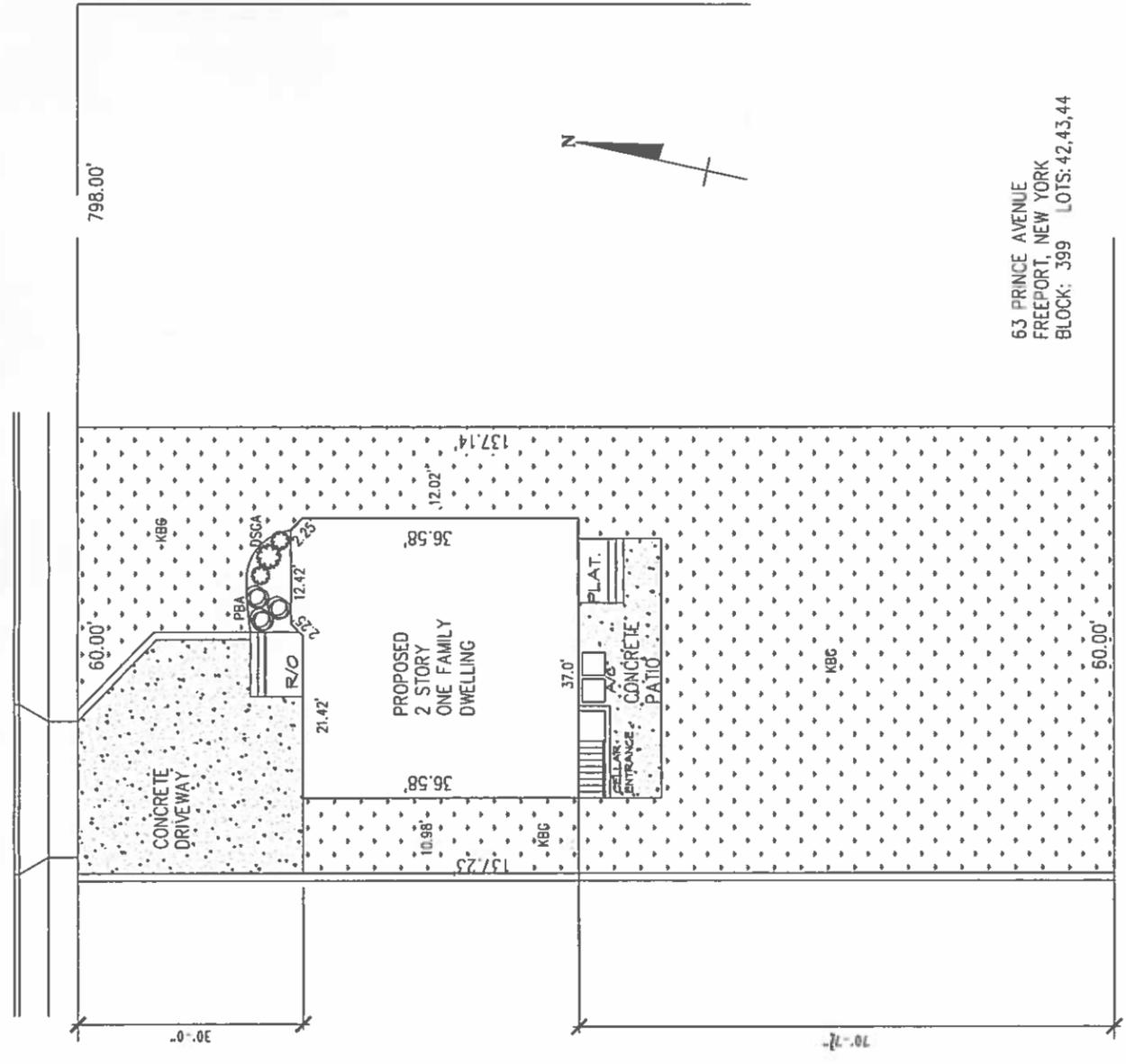
1 Shrub Mass Detail  
Scale: 1/2" = 1'-0"

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VEGGIES AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A REPUTABLE NURSERY WITHIN THE NORTHEAST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS IF A DISCREPANCY EXISTS BETWEEN THE PLANT LIST AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS, THE PLANTING SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REQUEST ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT PLANE IS 1" TO 2" ABOVE FINISH GRADE. PLANTS WITH BALLS SHALL BE PLANTED WITH THE BALL AS REQUIRED TO EXPOSE THE ROOT PLANE ONLY.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SPREADED DARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. AERATE TOP DRESS AND SEED ALL EXISTING LAWN AREAS.
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

NASSAU ROAD

PRINCE AVENUE



63 PRINCE AVENUE  
FREEPORT, NEW YORK  
BLOCK: 399 LOTS: 42, 43, 44

SITE PLAN

SCALE: 1" = 10'-0"

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PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHOODODENDRON PERCLYMENOIDES	PINKERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSCA	RHOODODENDRON x "RLH1-14P14" PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENSIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	



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PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520

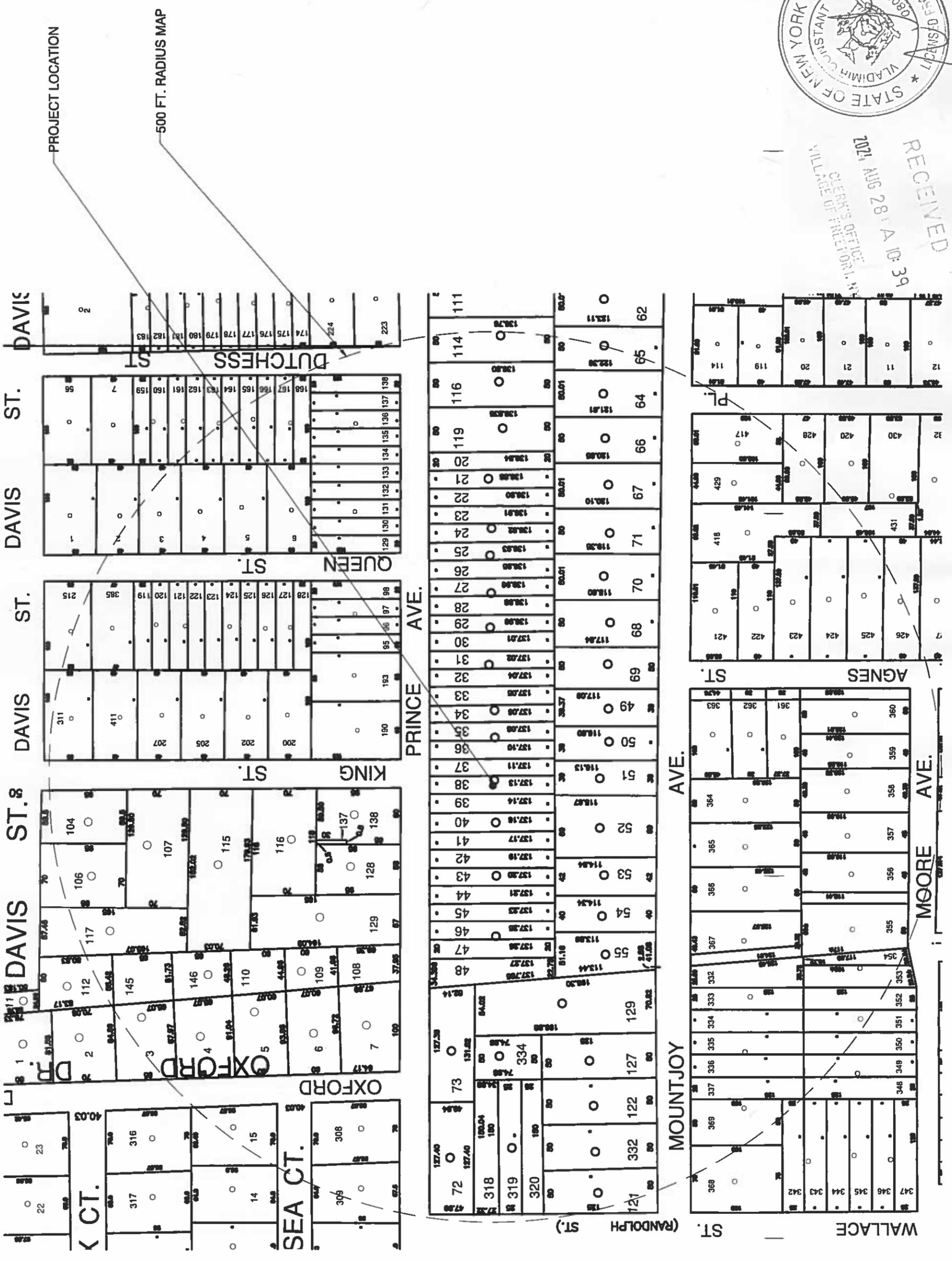
ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590

DRAWING TITLE: 500 FT. RADIUS MAP

NO.	DATE	DESCRIPTION

JOB NO.	
SCALE	AS NOTED
ISSUE DATE	03/30/2023
DESIGNER	P.M.

DATE: 03/30/23  
 SCALE: AS NOTED  
 ISSUE DATE: 03/30/2023  
 DESIGNER: P.M.



PROJECT LOCATION  
 500 FT. RADIUS MAP

JOB NO.	SCALE	AS NOTED	ISSUE DATE	DATE	DRWN	P.L.
			03/30/2023			

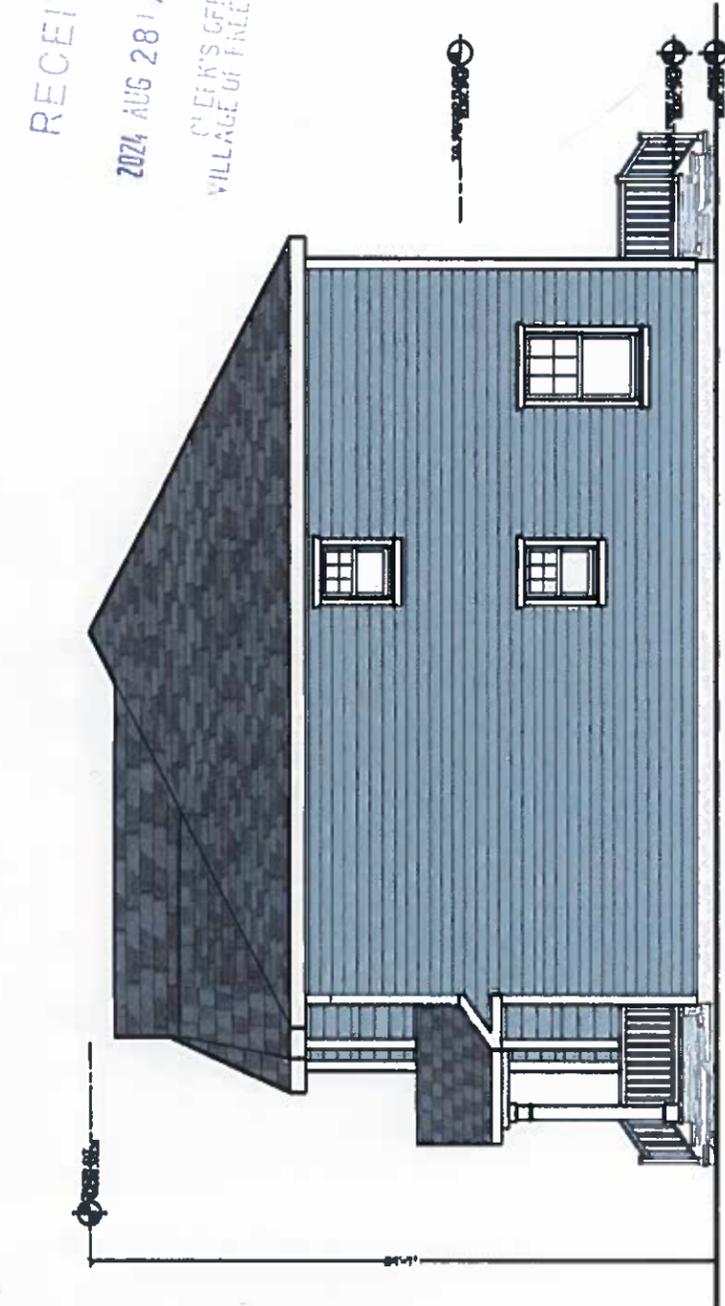
NO.	DATE	DESCRIPTION	DRW.	CHK.

ENGINEER: VLADIMIR CONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 61 PRINCE AVENUE  
 FREEPORT, NY 11520

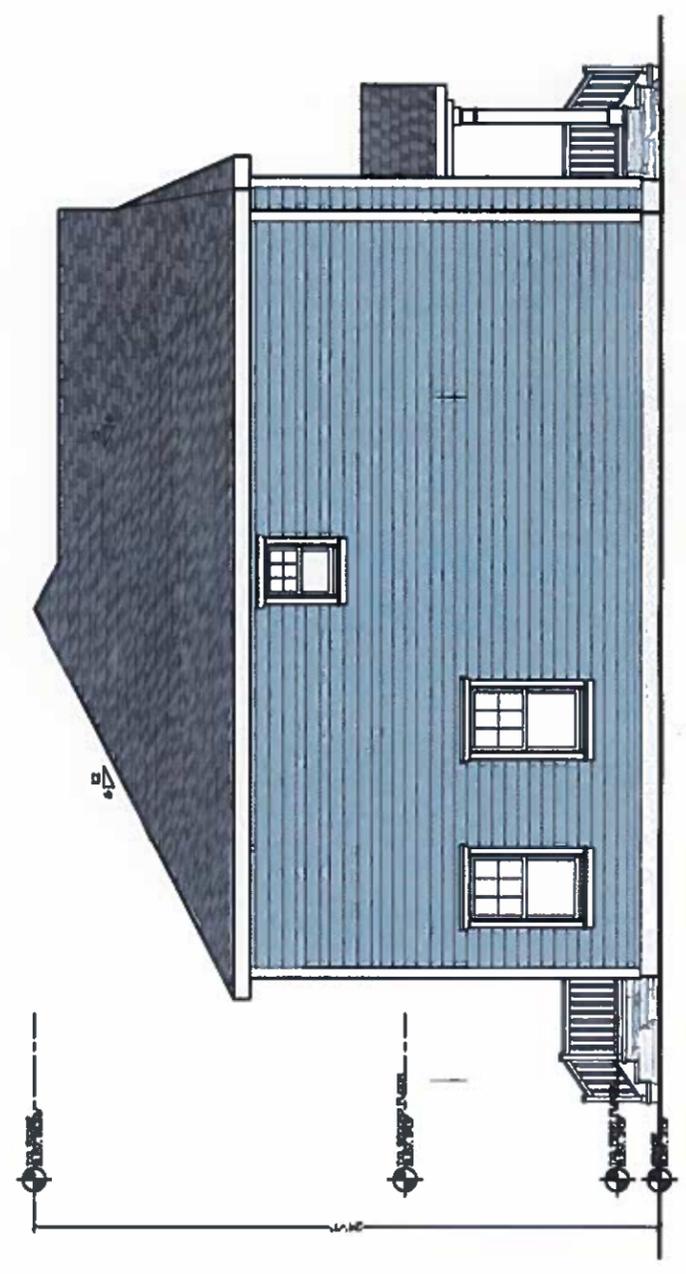


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 VILLAGE OF FREEPORT



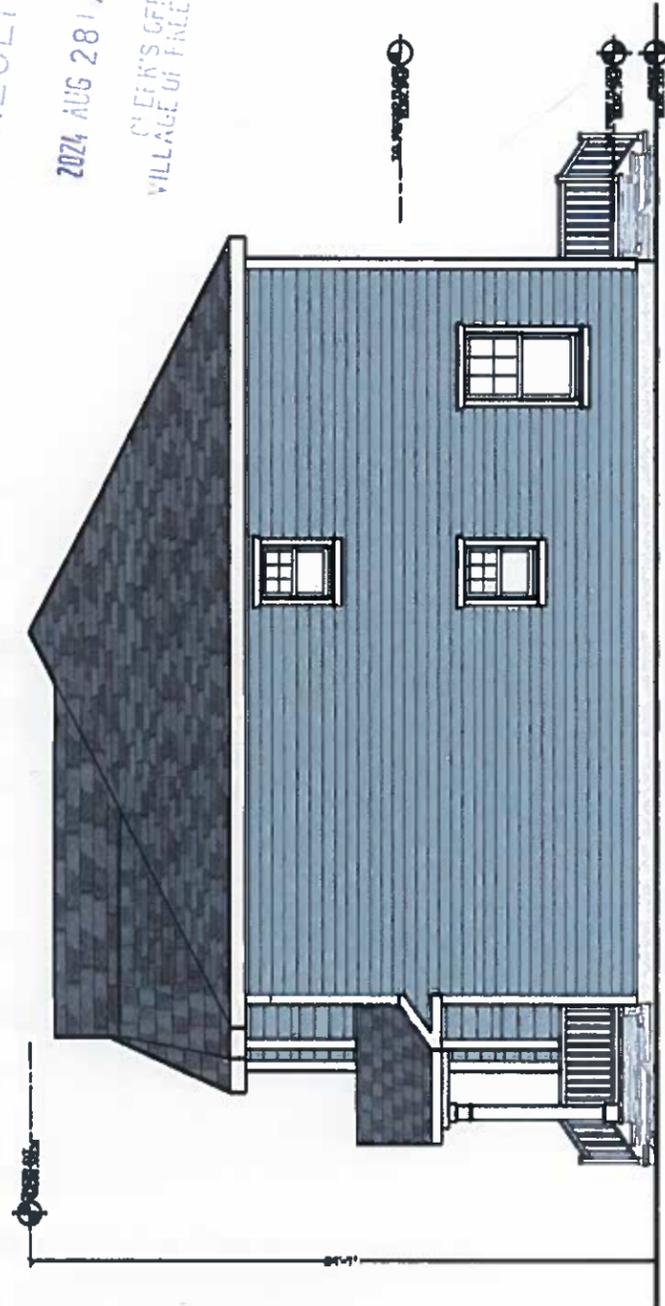
PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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

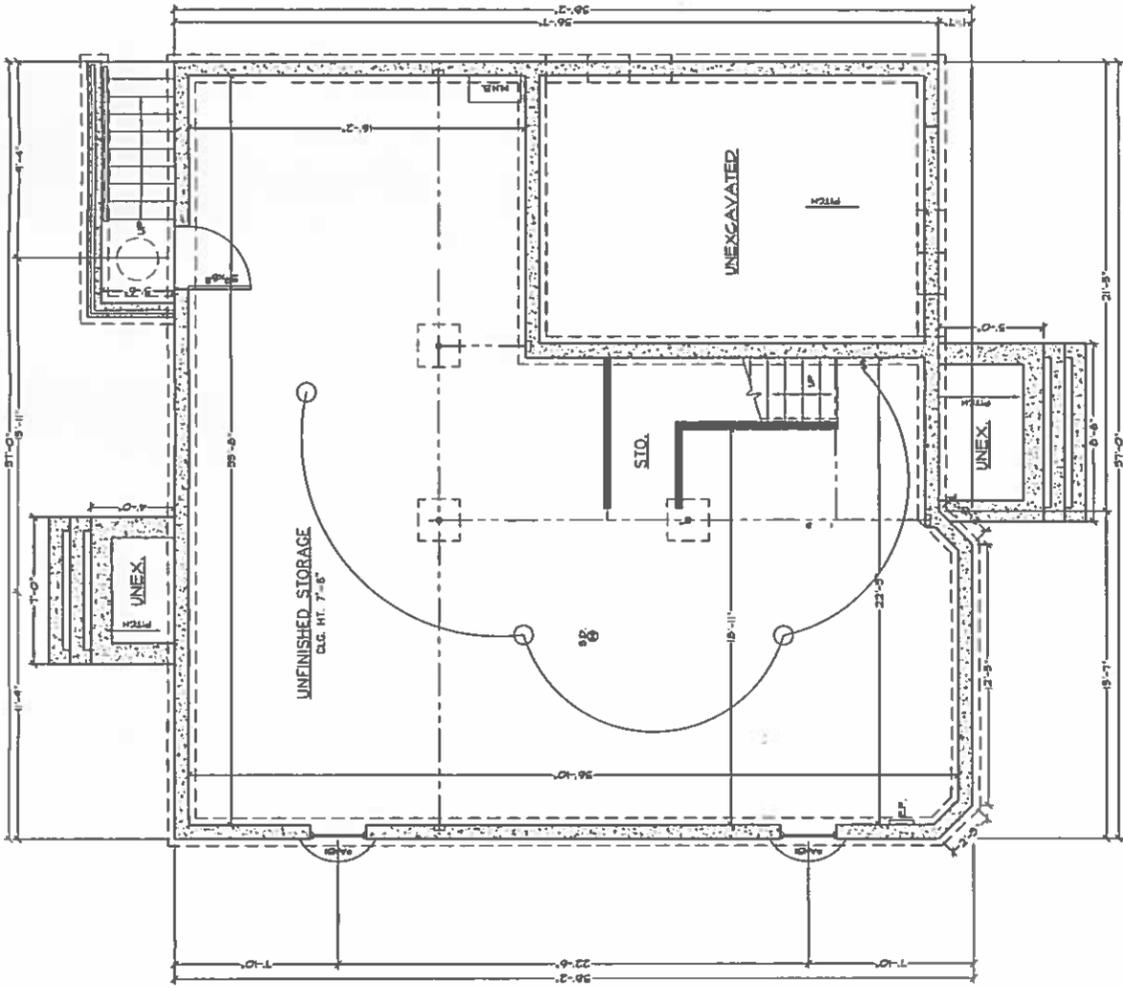


PROPOSED SIDE ELEVATION

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

CELLAR ENTRANCE WITH 18" MINIMUM CLEARANCE TO GRADE. APPROVED BY LOCAL AUTHORITY AS APPLIED TO CODE.

HANDY LADDERS AND STAIRS TO GRADE FROM MATERIAL TO BE SELECTED.

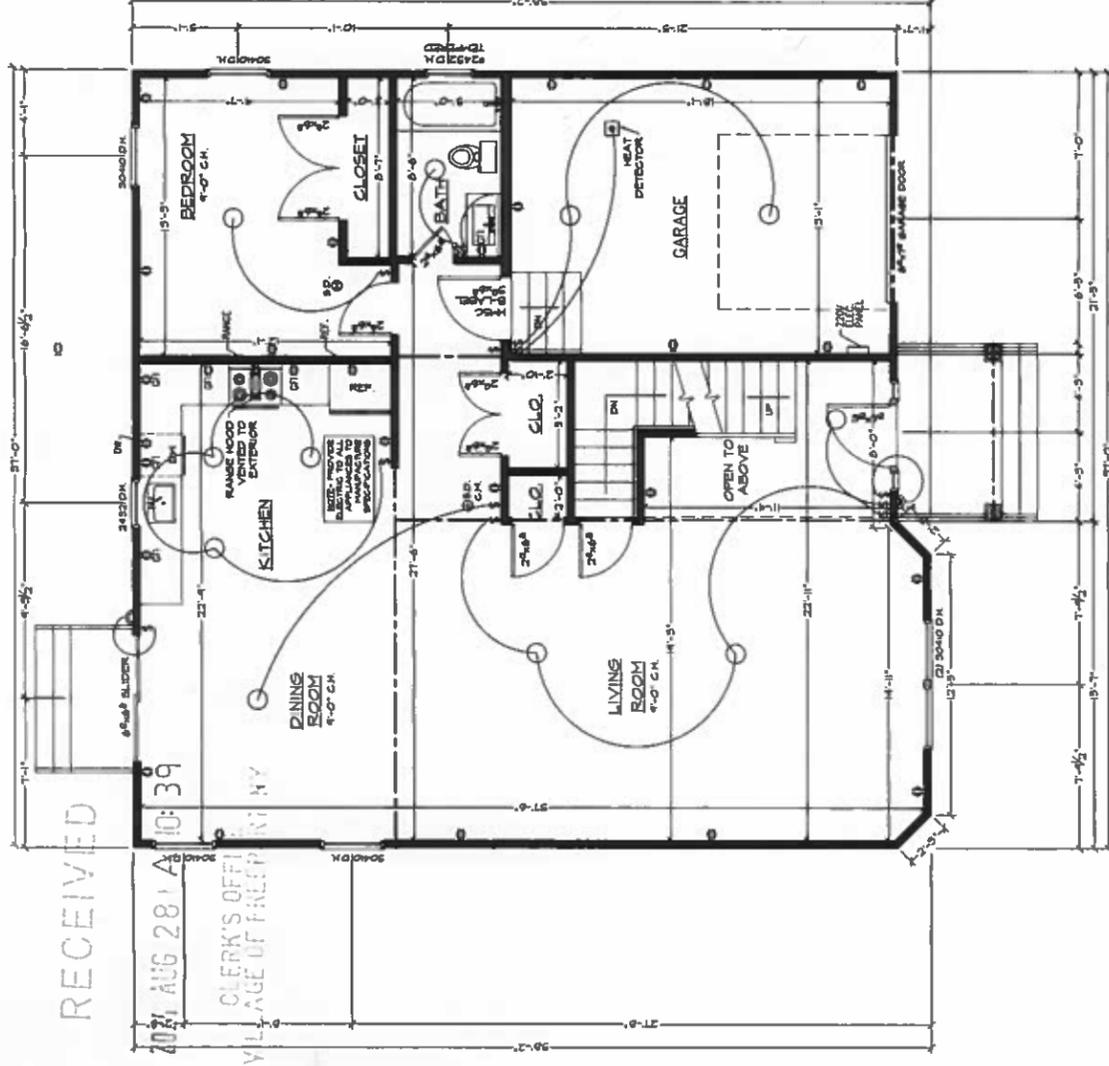


PROPOSED FOUNDATION PLAN

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

GENERAL NOTES

- A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. GC TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.
- B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, GC AND DESIGNER.
- C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.
- D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN
- E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, NIFPA, N.E.C., AND LOCAL ORDINANCES



PROPOSED FIRST FLOOR PLAN - ELECTRICAL

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

LEGEND

- (S) HARD WIRED SMOKE DETECTOR - SEE NOTES FOR INSTALLATION REQUIREMENTS
- (C) CARBON MONOXIDE DETECTOR
- (E) CABLE
- (T) TELEPHONE
- (A) THERMOSTAT
- (L) SURFACE MOUNTED LIGHT FIXTURE
- (O) OUTLET (WP = WATER PROOF)
- (H) HIGH HAT OR SURFACE MOUNTED FIXTURE
- (S) SWITCH
- (2) DOOR NUMBER - SEE SCHEDULE
- (1) WINDOW NUMBER - SEE SCHEDULE
- (E) 100 CFM EXHAUST FAN WITH PULLUP
- (D) DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- (M) LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- (J) EXTERIOR ELECTRICAL JUNCTION BOX
- (H) EXTERIOR WATER HOSE BIB



PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520  
 ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590

DRAWING TITLE: ELECTRICAL PLAN

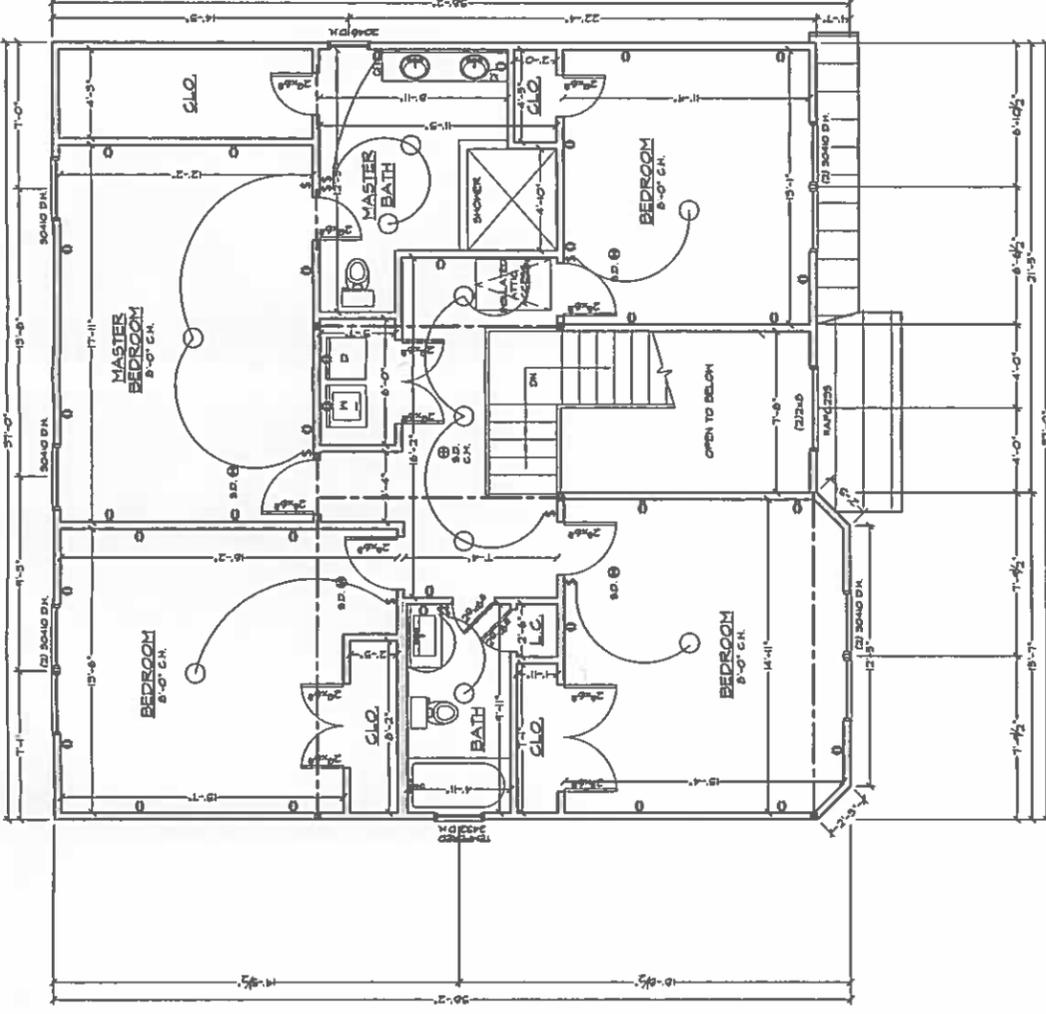
BASEMENT AND FIRST FLOOR

REVISIONS

NO.	DATE	DESCRIPTION	BY	CD

DATE: 03/30/2023  
 SCALE: AS NOTED  
 DRAWN: P.M.





**PROPOSED SECOND FLOOR PLAN - ELECTRICAL**

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

**GENERAL NOTES**

- A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.
- B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, G.C. AND DESIGNER.
- C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.
- D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, NFPA, N.E.C., AND LOCAL ORDINANCES.



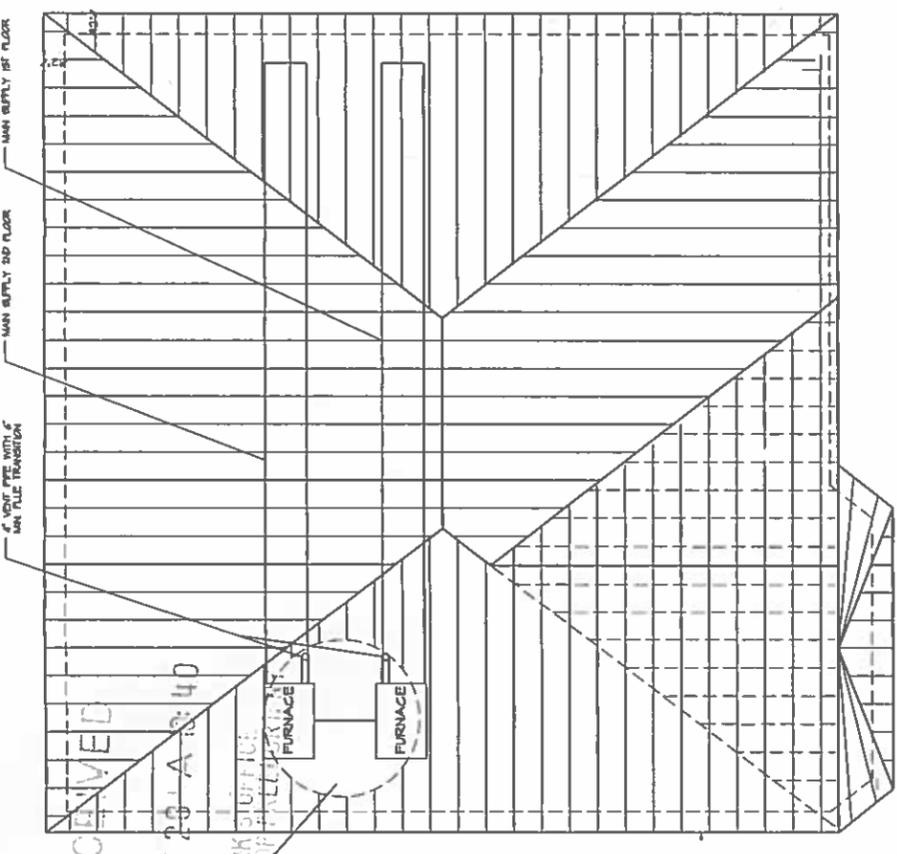
- LEGEND**
- HARD WIRED SMOKE DETECTOR - SEE NOTES FOR INSTALLATION REQUIREMENTS
  - CARBON MONOXIDE DETECTOR
  - CABLE
  - TELEPHONE
  - THERMOSTAT
  - SURFACE MOUNTED LIGHT FIXTURE
  - OUTLET (WP = WATER PROOF)
  - HIGH HAT OR SURFACE MOUNTED FIXTURE
  - SWITCH
  - DOOR NUMBER - SEE SCHEDULE
  - WINDOW NUMBER - SEE SCHEDULE
  - 100 CFM EXHAUST FAN
  - WALL MOUNTED LIGHT FIXTURE
  - DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
  - LIGHT FIXTURE FOR OVER BATHROOM MIRROR
  - EXTERIOR ELECTRICAL JUNCTION BOX
  - EXTERIOR WATER HOSE BIB

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 VILLAGE OF FREEPORT, N.Y.

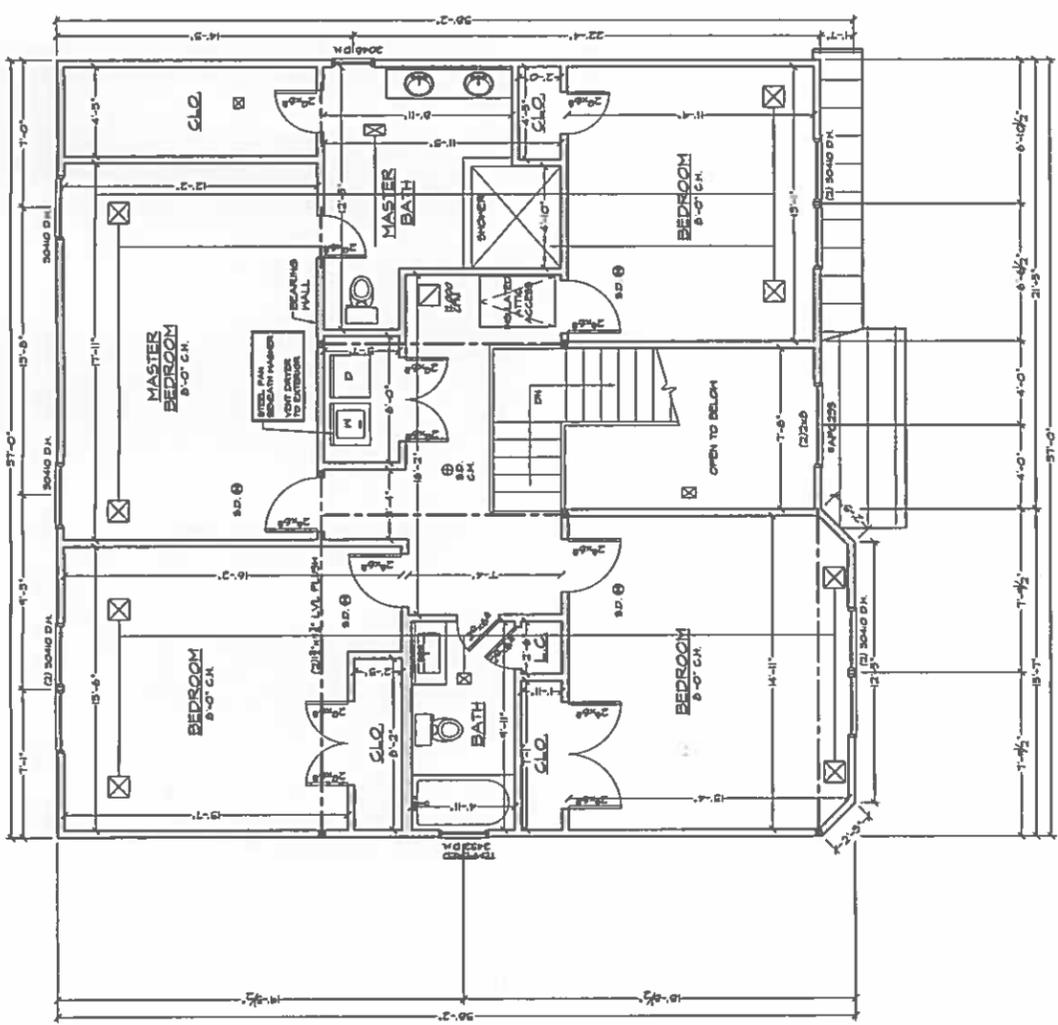
PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520	ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	DRAWING TITLE ELECTRICAL PLAN SECOND FLOOR	NO. DATE DESCRIPTION
			REVISIONS
DATE: 03/30/2023	SCALE: AS NOTED	ISSUE DATE	DATE
DESIGNER: P.M.	SCALE: AS NOTED	ISSUE DATE	DATE

F2





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 2023 AUG 20 10:40  
 2023 AUG 20 10:40  
 HORIZONTAL ATTIC INSTALLATION  
 TO BE PERFORMED BY THE  
 SERVICE CONTRACTOR.  
 FURNACE



PROPOSED ROOF PLAN - MECHANICAL

PROPOSED SECOND FLOOR PLAN - MECHANICAL

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

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

**MECHANICAL NOTES:**

- ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE NYS MECHANICAL, ELECTRICAL AND THE NYS FUEL GAS CODE, LATEST EDITIONS.
- ELECTRICAL INSTALLATION FOR HVAC EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- ALL SYSTEMS, EQUIPMENT, AND MATERIALS INCLUDING ANY DEVICES, APPARATUS, USED PIPING WORK, SHEET METAL WORK, INSULATION WORK, AND SUPPORTS THEREOF, SHALL BE DESIGNED, AS PART OR IN CONNECTION WITH PROPOSED HVAC INSTALLATION, TO BE INSTALLED, LOCATED, AND OPERATED SO THAT THEY WILL NOT CREATE AN IMMEDIATE OR POTENTIAL DANGER TO LIFE OR IMPAIR PUBLIC HEALTH OR WELFARE.
- NO OPENINGS FOR OUTDOOR EXHAUST AIR DISCHARGES, AIR TAKES, OR RELIEVES FROM EQUIPMENT SHALL BE LOCATED OR CONSTRUCTED SO AS TO:
  - INTERFERE WITH THE PROPER FUNCTIONING OF OTHER OPENINGS IN THE BUILDING OR ADJOINING SPACES.
  - INTERFERE UNREASONABLY WITH THE OCCUPANTS OF THE BUILDING OR ADJOINING SPACES OR WITH THE GENERAL PUBLIC.
  - CREATE A FIRE OR HEALTH HAZARD.
- PROPOSED HVAC SYSTEM SHALL NOT BE PLACED INTO OPERATION UNTIL IT HAS BEEN TESTED AND INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BUILDING AND MECHANICAL CODES, AND UNTIL AN EQUIPMENT USE PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF BUILDINGS.
- ALL HVAC EQUIPMENT SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE FROM ACCUMULATIONS OF DUST, OILY WASTE, OR DEBRIS. ALL MACHINERY AND ALL OPERATING DEVICES ON PIPING SHALL BE KEPT READILY ACCESSIBLE FOR INSPECTIONS AND REPAIR. PLENUM CHAMBERS, AIR DUCTS, AND COOLING AND HEATING COILS SHALL BE KEPT CLEAN; FILTERS SHALL BE CLEANED AND RENEWED AT APPLICABLE REQUIREMENTS OF THE FIRE PREVENTION CODE.

**LEGEND**

- HVAC DUCT
- ☒ SUPPLY
- ☐ RETURN

- ALL PROPOSED HVAC WORK SHALL BE IN FULL CONFORMANCE WITH BUILDING DEPARTMENT APPROVED PLANS AND SPECIFICATIONS. WORK THAT DOES NOT CONFORM TO APPROVED PLANS SHALL BE REQUIRE TO BE SUBMITTED TO THE DEPARTMENT OF BUILDINGS UNDER A POST-APPROVAL AMENDMENT FOR APPROVAL.
- SUB-CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR OBTAINING THE REQUIRED WORK PERMITS FOR ALL HVAC WORK, INCLUDING ELECTRICAL WORK IF APPLICABLE, PRIOR TO THE COMMENCEMENT THEREOF. WORK PERMIT(S) SHALL BE CLEARLY POSTED WITHIN THE PROJECT SITE AS REQUIRED.
- ALL PROPOSED HVAC EQUIPMENT SHALL BE APPROVED FOR USE IN NEW YORK CITY AND SHALL BEAR LABELS CLEARLY DENOTING THE MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, MEAN NUMBER AND RATED INPUT AND OUTPUT CAPACITY.



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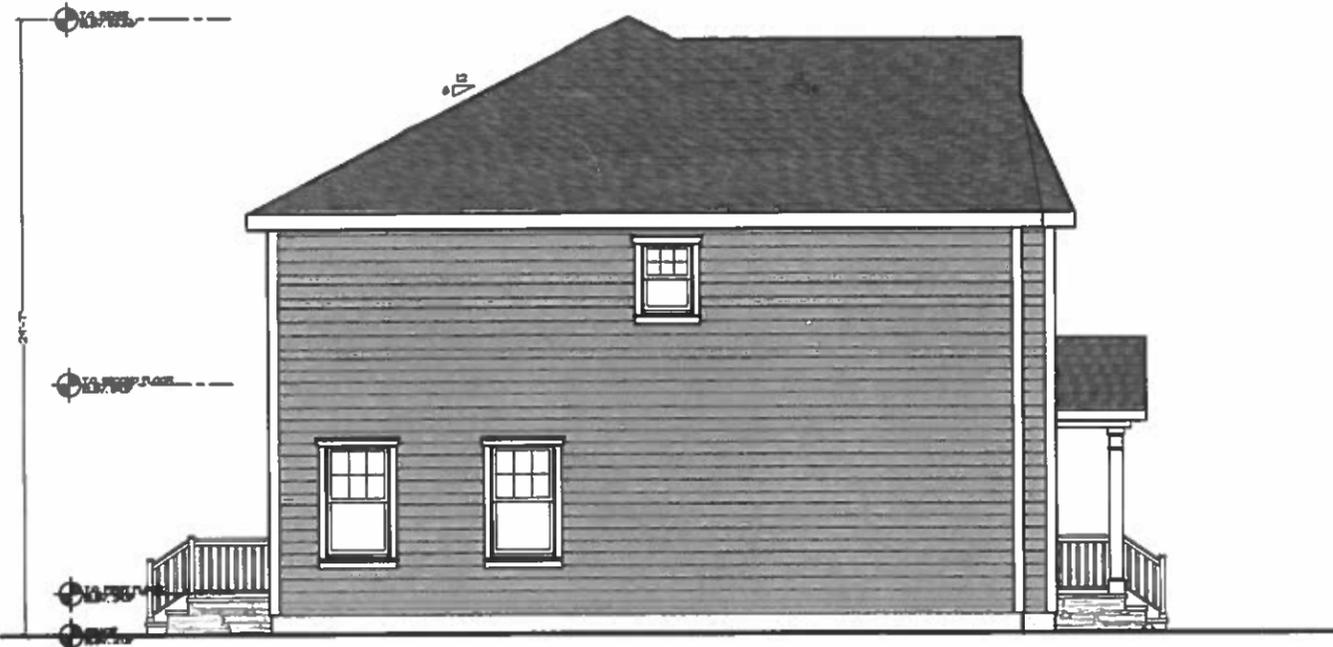
PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

RENDERINGS OF  
EXTERIOR ELEVATIONS

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
61 PRINCE AVENUE  
FREEPORT, NY 11520

A12

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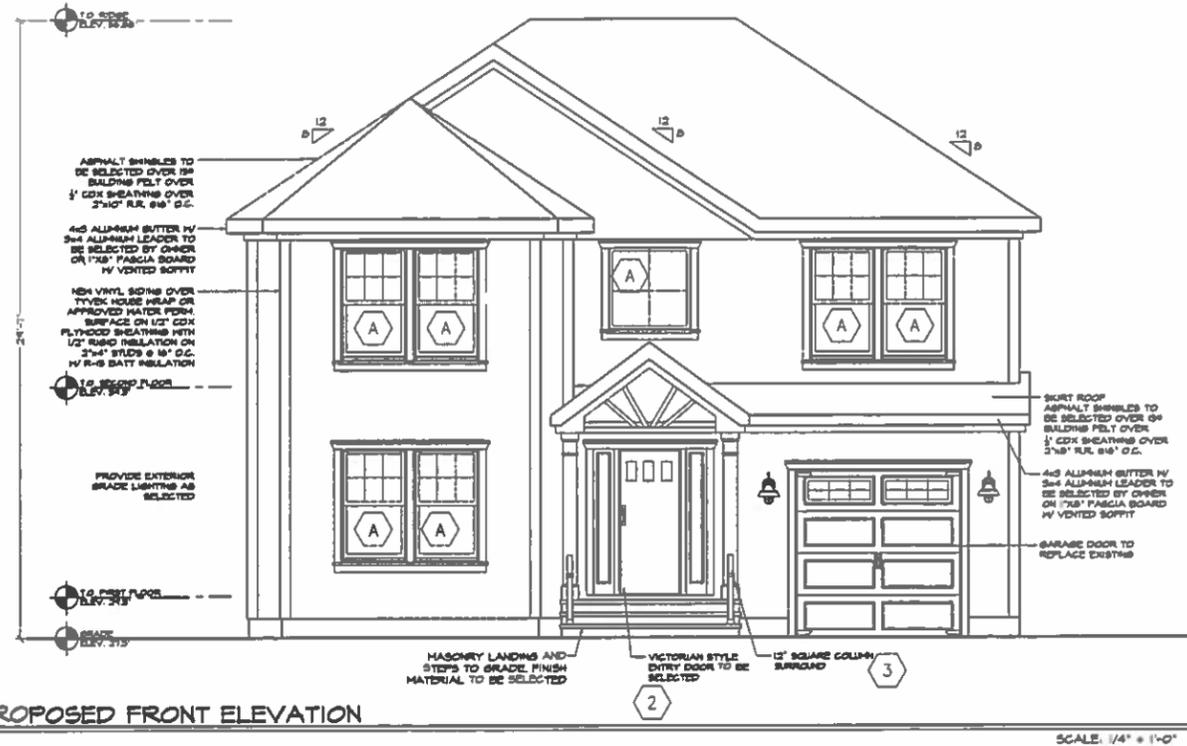
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CITY ENGINEER'S OFFICE  
VILLAGE OF FREEPORT, NY

WINDOW SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	WHP	5'-0 1/2"	6'-0 1/2"	48"	NEETS OR EXCESSIVE CLEAR OPENING AREA OF 11 SF
2	WHS	5'-0 1/2"	4'-0 1/2"	36"	
3	WHS	5'-0 1/2"	4'-0 1/2"	36"	
4	WH	5'-0 1/2"	4'-0 1/2"	36"	

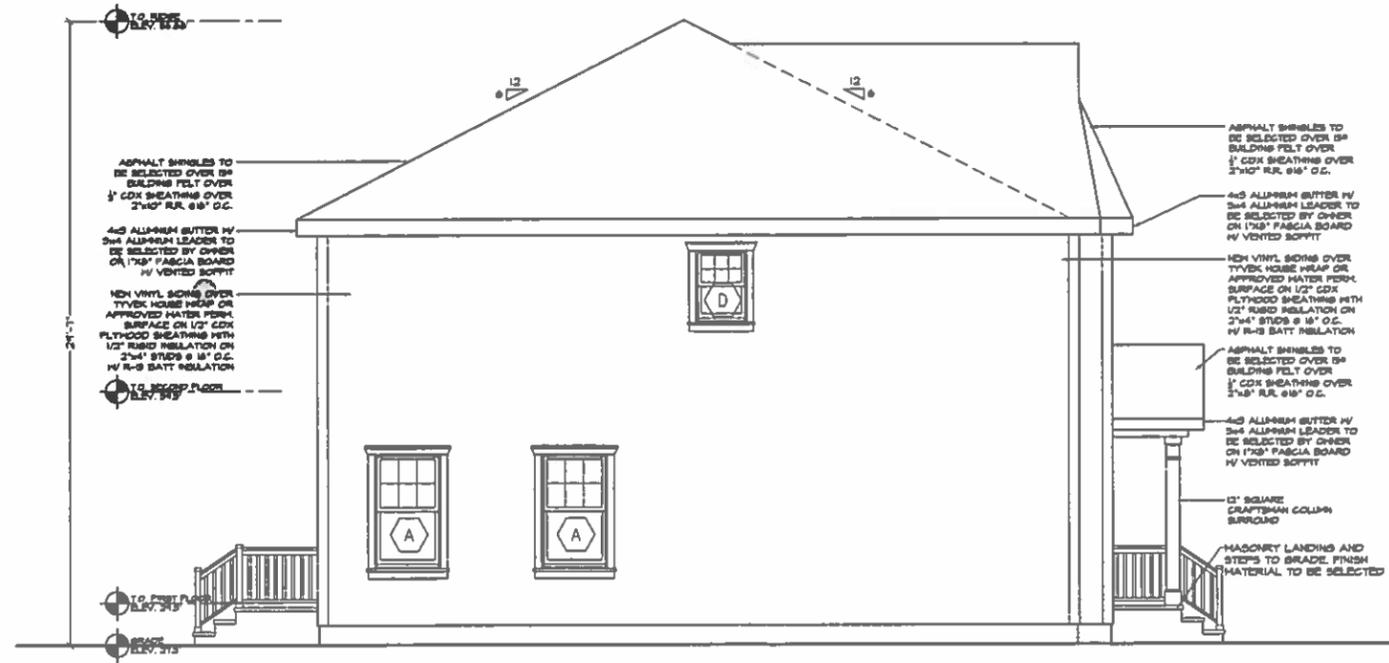
EXT. DOOR SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	MBRNL	6'-0 1/2"	6'-3 1/2"		
2	MBRNL	6'-0 1/2"	6'-0 1/2"		FELLA FERRARIS DOOR WITH 6" SILLSETS
3	TR				



PROPOSED FRONT ELEVATION

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

**FINISH MATERIAL NOTE:**  
 -VINYL SHAKES/LAP SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: NANTUCKET  
 -ROOFING TO BE TWEEDLINE HDZ, COLOR: NANTUCKET MORNING  
 -SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: NANTUCKET  
 -FRONT STEPS TO BE COLOR: GRAY CONCRETE  
 -DRIVEWAY TO BE GRAY CONCRETE  
 -ALL TRIM TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: ASPEN WHITE  
 -ALL GUTTERS AND LEADERS WILL BE WHITE  
 -ENTRY DOOR AND GARAGE TO BE WHITE



PROPOSED SIDE ELEVATION

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

A4



NO.	DATE	DESCRIPTION

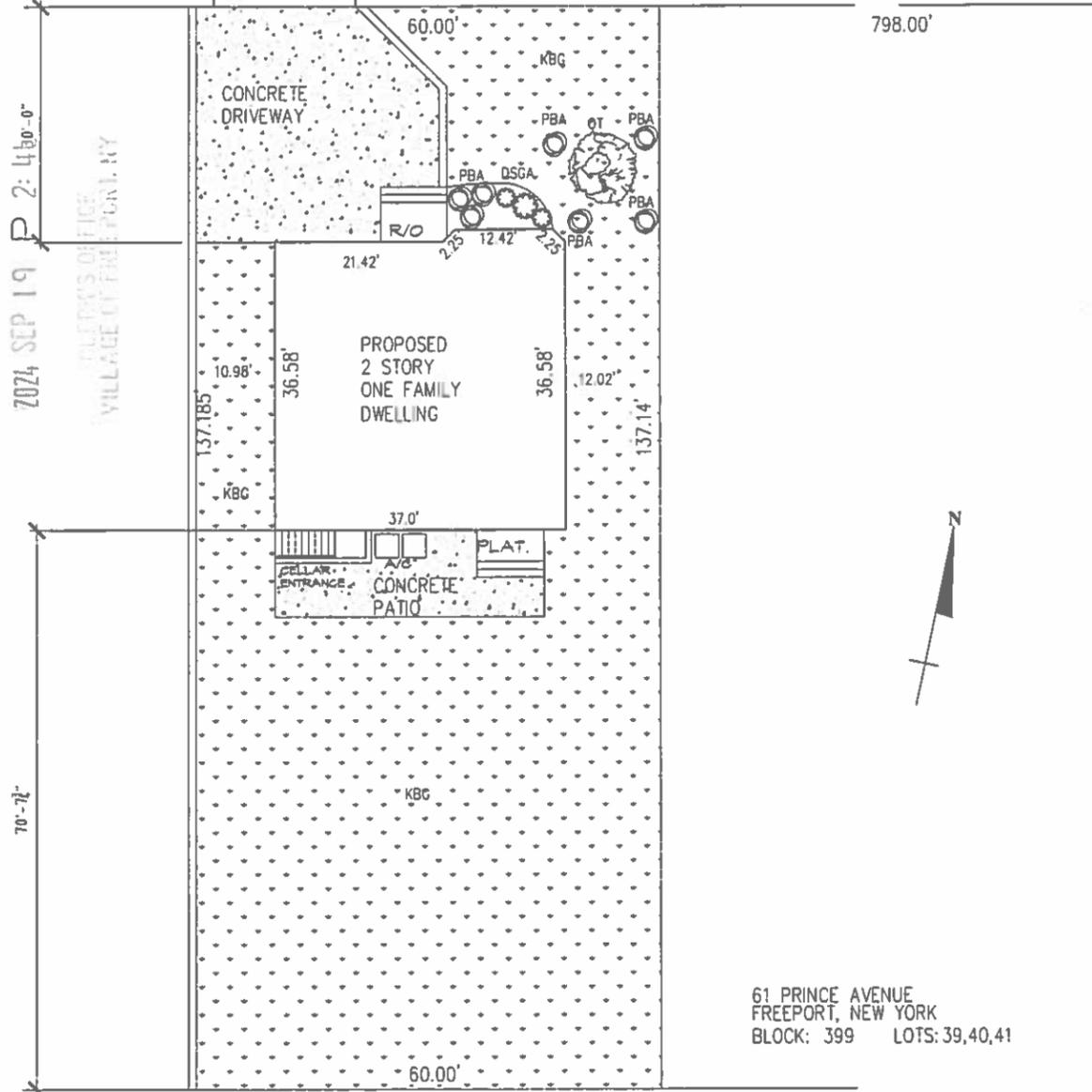
DRAWING TITLE  
 EXTERIOR ELEVATIONS

ENGINEER:  
 VLADIMIR CONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

PROJECT:  
 PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 61 PRINCE AVENUE  
 FREEPORT, NY 11520

PRINCE AVENUE

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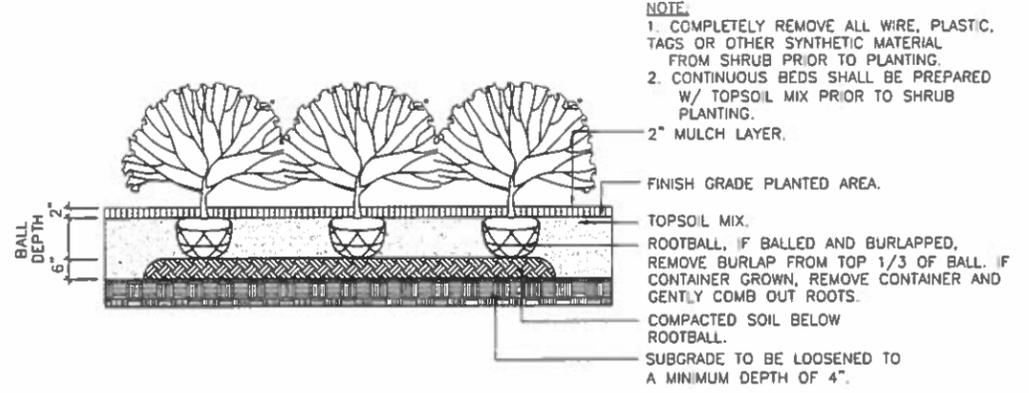
61 PRINCE AVENUE  
FREEPORT, NEW YORK  
BLOCK: 399 LOTS: 39,40,41

SCALE: 1" = 10'-0"

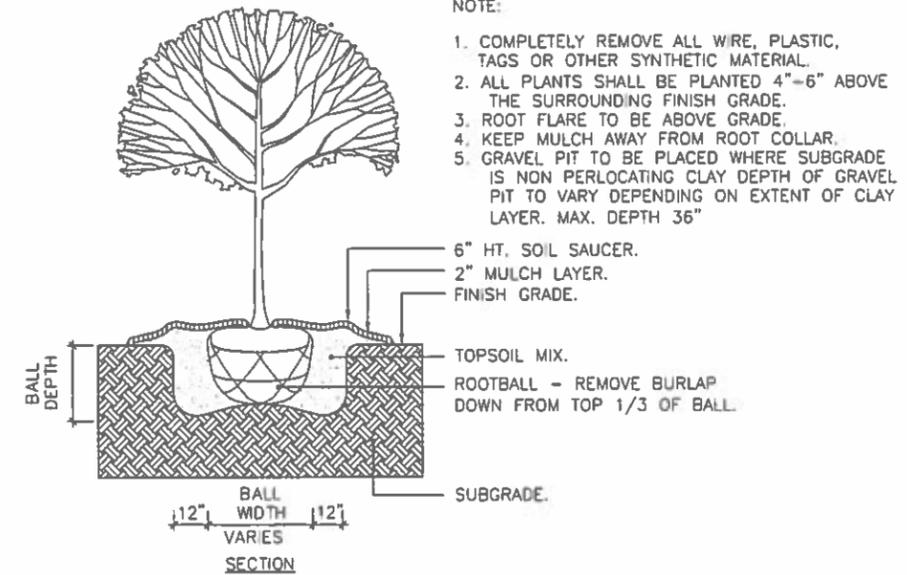
NASSAU ROAD

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINKTERRBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSGA	RHODODENDRON x "RLH1-14P14" PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	
1	OT	ORNAMENTAL TREE (TYPE TBD)			AS SHOWN	B&B	



1 Shrub Mass Detail  
Scale: 1/2"=1'-0"



2 Deciduous Tree Detail  
Scale: 3/8"=1'-0"

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
- ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
- CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLANS(S) SHALL TAKE PRECEDENCE.
- THE OWNER MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
- NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
- ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY.
- ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 2" LAYER OF SHREPPED DARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
- AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS.
- PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

A10

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE  
LANDSCAPE PLAN

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
61 PRINCE AVENUE  
FREEPORT, NY 11520



September 10, 2024

**To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board**  
**From: SRJ Associate LLC**

**RE: 61 Prince Ave, Freeport, NY 11520**

**Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41**

**Building Permit Application #20243799**

**Description: Construct 2-story one family dwelling with attached garage 2,751 SF**

To Site Plan Review Board:

On September 10, 2024 I attended a preliminary meeting with the Site Plan Review Board and discussed my application to construct a new and contemporary, colonial home located at 61 Prince Avenue. Please know all finalized details and feedback have been incorporated into the below list. I look forward to the opportunity to present this work on September 24, 2024 at a Public Hearing before the Site Plan Review Board:

- 2,751 square foot home
- Two stories
- Siding color- Nantucket; color manufactured by Westlake Royal Building Products
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Nantucket colored vinyl shakes; color manufactured by Westlake Royal Building Products
- All trims and corners colored- Aspen White; color manufactured by Westlake Royal Building
- Roof color- Nantucket Morning; color manufactured by Timberline HDZ
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top

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VILLAGE OF FREEPORT, NY

- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top
- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete (gray concrete) steps leading to front stoop (8 ft 6 in by 5 ft) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete (gray concrete)
- Landscaping will include Azalea and Rhododendron plants in front of home, 1 approximately 5 foot tree, and 3 small bushes around the tree
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey  
Owner

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VILLAGE OF FALLPORT, NY

Application Date: 8/28/24  
Fees Paid: \$500.00

SP# 3772

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: 63 Prince Avenue ZONING DISTRICT Residence A  
SECTION 55 BLOCK 399 LOT 42-44 LOT SIZE: 60 X 137 185"

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>N/A</u>	Name: <u>Jeffery Richey DBA MJS Associates LLC</u>
Address: _____	Address: <u>24 Camel Harbor Road Lloyd Harbor NY 11743</u>
Telephone #: _____	Telephone #: <u>516-906-4820</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct New One Family Dwelling  
at Site 2751 S.F.

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 16 day of July, 2024  
Notary Public  
LISA RAMOS-LOPEZ  
NOTARY PUBLIC, State of New York  
No. 01RA5063273  
Qualified in Suffolk County  
Commission Expires 10-5-24  
DATE 7-16-24

Property Owner's Consent: Jeffery Richey  
I, \_\_\_\_\_ 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 16 day of July, 2024  
Notary Public  
LISA RAMOS-LOPEZ  
NOTARY PUBLIC, State of New York  
No. 01RA5063273  
Qualified in Suffolk County  
Commission Expires 10-5-24  
DATE 7-16-24

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY  
MAYOR

**SITE PLAN LETTER**  
August 15, 2024

MJS Associate LLC  
63 Prince Ave  
Freeport, NY 11520

RECEIVED  
2024 AUG 18 A 10:50  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

RE: 63 Prince Ave, Freeport, NY 11520  
Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44  
Building Permit Application #20243801  
Description: Construct 2-story one family dwelling with attached garage 2,751 SF.

Dear Ms.

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 377-3632.

Very truly yours,

*Sergio A. Mauras*

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

ZBA Approval Needed: NO

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 22-243801

JUN 12 2024

Filing Date 6/12/24

## 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>63 Prince Avenue</u> <small>(No.) (Street)</small>	ZONING DISTRICT <u>A</u>
	BETWEEN <u>Cyford Drive / Dutess Street</u> AND <u>MT. JOY AVENUE</u> <small>(Cross Street) (Cross Street)</small>	
	SECTION <u>55</u> BLOCK <u>399</u> LOT <u>42-44</u> APPROX. LOT SIZE <u>60</u> x <u>134, 135'</u> LOT AREA <u>823245</u>	

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

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>290,000</u>	<u>Construct One Family dwelling</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>MJS Associates LLC</u>	<u>24 Carmel Hollow Road, Lloyd Harbor NY 11743</u>	<u>516 - 906 4820</u>
2. Contractor <u>Prestige Custom Builder</u>	<u>7 Pinkie Street, East Northport</u>	<u>631 - 858-1530</u>
3. Architect or Engineer <u>Vladimir Constant</u>	<u>7 Melwick Ct. Westbury NY 11590</u>	<u>516 - 777-2543</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. <u>737841</u> Company <u>NYSIF</u> Exp. Date <u>8-21-2024</u></p> <p>Contractor or Owner <u>Jeffery Richey</u> <small>(Print)</small></p> <p>Address <u>24 Carmel Hollow Rd, Lloyd Harbor NY 11743</u> Phone <u>516-906-4820</u></p> <p>State of New York County of Nassau</p> <p><u>Jeffery Richey</u> being duly sworn, says that <u>Michael He</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to abide by the applicable laws of this State and County.</p> <p style="text-align: right;">No. 01RA5063273</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Floor Square Feet <u>1332</u></p> <p>Upper Floors Square Feet <u>1332</u></p>
---	--

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. 20243801

Location: 63 Prince Ave

Applicant: MJS Associate LLC

Description: Construct 2-story one family dwelling with attached garage 2,751SF.

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: August 15, 2024

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

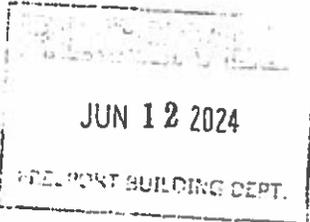
**IMPORTANT:** This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

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Appendix B

Short Environmental Assessment Form

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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

Part 1 - Project and Sponsor Information

MJS ASSOCIATES LLC

Name of Action or Project:

Project Location (describe, and attach a location map):  
63 Prince Ave Freeport

Brief Description of Proposed Action:  
Construct one family dwelling

Name of Applicant or Sponsor: MJS Associate LLC / Jeffrey Ritchey Telephone: 516-906-4820  
E-Mail: fitenaty inc@gmail.com

Address: 24 Camel Hollow Road

City/PO: Lloyd Harbor State: N.V. Zip Code: 11743

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES  
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. [X] [ ]

2. Does the proposed action require a permit, approval or funding from any other governmental Agency? NO YES  
If Yes, list agency(s) name and permit or approval: [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.  
 Urban  Rural (non-agriculture)  Industrial  Commercial  Residential (suburban)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 Parkland

JUN 12 2014

REPORT BUILDING

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

VILLAGE OF HILLTOP  
2071 AVE 281  
10-51

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<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>HSS Associates LLC / Jeffrey Rehey</u>		Date: <u>May 03, 2024</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 type="checkbox"/>
	<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"/>

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	JUN 12 2024 FREEPORT BUILDING DEPT.	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		<input 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 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)

August 25, 2024

**To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board**  
**From: SRJ Associate LLC**

**RE: 63 Prince Ave, Freeport, NY 11520**

**Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44**

**Building Permit Application #20243801**

**Description: Construct 2-story one family dwelling with attached garage 2,751 SF**

To Site Plan Review Board:

As requested in the Site Plan Letter dated August 15, 2024, I am providing all requested information for the consideration of approval from the Site Plan Review Board.

I am constructing a new, contemporary, colonial home located at 61 Prince Avenue, Freeport, New York, 11520. Details are as follows:

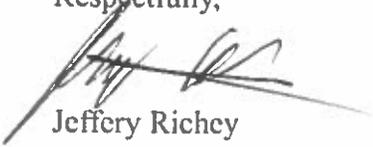
- 2,751 square foot home
- Two stories
- Siding color- Saddle
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Saddle colored vinyl shakes
- All trims and corners- white color
- Roof color- Cedar Falls
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top

- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 feet 6 inches by 5 feet) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete with gray brick borders
- Landscaping will include Azalea and Rhododendron plants in front of home
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

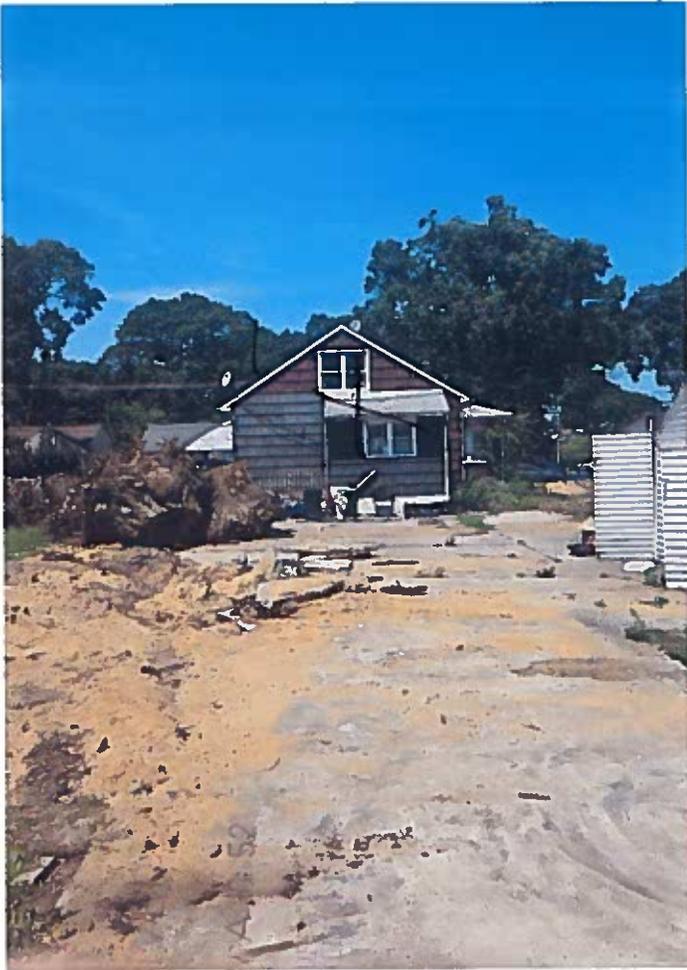


Jeffery Richey

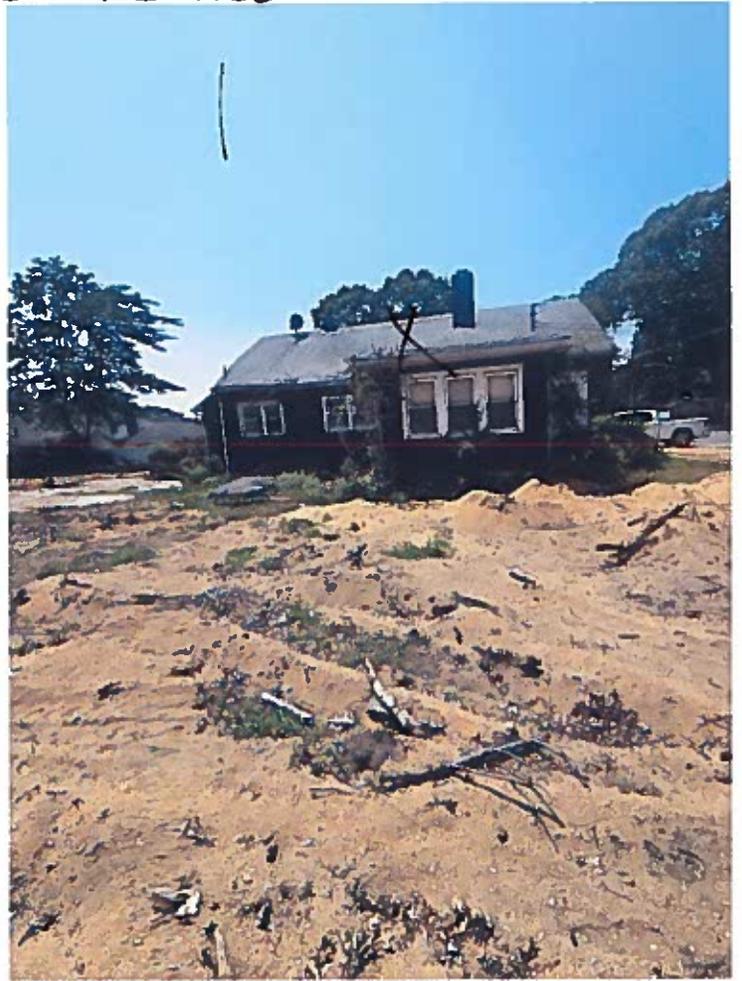
Owner

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 2024 AUG 28 10:52  
 DISTRICT OFFICE  
 VILLAGE OF FERRISBURGH, NY

01 photo



House To be Demolished



41 Prince



75 Prince



81 Prince



### GENERAL NOTES

- All work shall be done in strict accordance with provisions of the contract documents, including but not limited to, specifications, drawings, and conditions of contract.
- Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
- Contractor shall be responsible for all field work, including but not limited to, staking, layout, and construction of all work shown on the drawings.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, excavation, foundation, framing, and finishing.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, masonry, concrete, and plaster.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, carpentry, joinery, and millwork.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, painting, staining, and finishing.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, electrical, plumbing, and mechanical.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, HVAC, fire, and life safety.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, site work, paving, and landscaping.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, utility work, including gas, water, and sewer.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, signage, lighting, and security.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, furniture, fixtures, and equipment.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, testing, commissioning, and training.
- Contractor shall be responsible for all work shown on the drawings, including but not limited to, final cleanup and site restoration.

### 2020 RESIDENTIAL CODE OF NEW YORK STATE

#### CHAPTER 3 - BUILDING PLANNING

##### LOCAL DESIGN CRITERIA

TABLE R301.2(1) (UNLESS NOTED OTHERWISE)

CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL'S NATIONAL DESIGN SPECIFICATION FOR DIMENSIONAL LUMBER AND PRESERVATIVE-TREATED LUMBER (NDS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) 2018 CODE FOR THE PROTECTION OF LIFE AND PROPERTY BY MEANS OF AUTOMATIC FIRE DETECTION SYSTEMS (NFPA 72).

FLOOR LIVE LOAD (AS PER TABLE R301.2)

TYPE OF FLOOR	MINIMUM LIVE LOAD (PSF)
RESIDENTIAL	20
OFFICE	50
RETAIL	60
RESTAURANT	60
THEATER	100
CONCOURSE	100
STAIR	120
MEZZANINE	120
ROOF	20
ROOF WITH LIMITED STORAGE	20
ROOF WITH STORAGE	20
PASSENGER VEHICLE GARAGES	20
ROOFS OTHER THAN SLEEPING ROOFS	50

ROOF LIVE LOAD SHALL BE DESIGNED FOR THE LIVE LOAD INDICATED IN TABLE R301.2(1) UNLESS SHOWN OTHERWISE.

MINIMUM ROOF LIVE LOADS IN POUNDS PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	0 TO 20°	20 TO 40°	40 TO 60°
RESIDENTIAL	20	15	10
OFFICE	50	35	20
RETAIL	60	45	30
RESTAURANT	60	45	30
THEATER	100	70	40
CONCOURSE	100	70	40
STAIR	120	85	50
MEZZANINE	120	85	50

ROOF SNOW LOAD (AS PER TABLE R301.2) - 20 P.S.F. X T<sub>s</sub> + 14.2 P.S.F.

BUILDING USE CLASSIFICATION (AS PER SECTION R301.2) ONE-FAMILY DWELLING

### 2020 RESIDENTIAL CODE OF NYS - ANALYSIS

#### CHAPTER 3 - BUILDING PLANNING

##### LOCAL DESIGN CRITERIA

TABLE R301.2(1) (UNLESS NOTED OTHERWISE)

CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL'S NATIONAL DESIGN SPECIFICATION FOR DIMENSIONAL LUMBER AND PRESERVATIVE-TREATED LUMBER (NDS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) 2018 CODE FOR THE PROTECTION OF LIFE AND PROPERTY BY MEANS OF AUTOMATIC FIRE DETECTION SYSTEMS (NFPA 72).

FLOOR LIVE LOAD (AS PER TABLE R301.2)

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RESIDENTIAL	20
OFFICE	50
RETAIL	60
RESTAURANT	60
THEATER	100
CONCOURSE	100
STAIR	120
MEZZANINE	120
ROOF	20
ROOF WITH LIMITED STORAGE	20
ROOF WITH STORAGE	20
PASSENGER VEHICLE GARAGES	20
ROOFS OTHER THAN SLEEPING ROOFS	50

ROOF LIVE LOAD SHALL BE DESIGNED FOR THE LIVE LOAD INDICATED IN TABLE R301.2(1) UNLESS SHOWN OTHERWISE.

MINIMUM ROOF LIVE LOADS IN POUNDS PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	0 TO 20°	20 TO 40°	40 TO 60°
RESIDENTIAL	20	15	10
OFFICE	50	35	20
RETAIL	60	45	30
RESTAURANT	60	45	30
THEATER	100	70	40
CONCOURSE	100	70	40
STAIR	120	85	50
MEZZANINE	120	85	50

ROOF SNOW LOAD (AS PER TABLE R301.2) - 20 P.S.F. X T<sub>s</sub> + 14.2 P.S.F.

BUILDING USE CLASSIFICATION (AS PER SECTION R301.2) ONE-FAMILY DWELLING

### 2018 IRC SECTION R403.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY)

Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 35°F (1°C) shall be insulated to a minimum of R-3.

Protection of piping insulation

- Piping from the water heater to tub/shower outlets.
- Piping located outside the conditioned space.
- Piping from the water heater to a distribution manifold.
- Piping located under a floor slab.
- Buried piping.

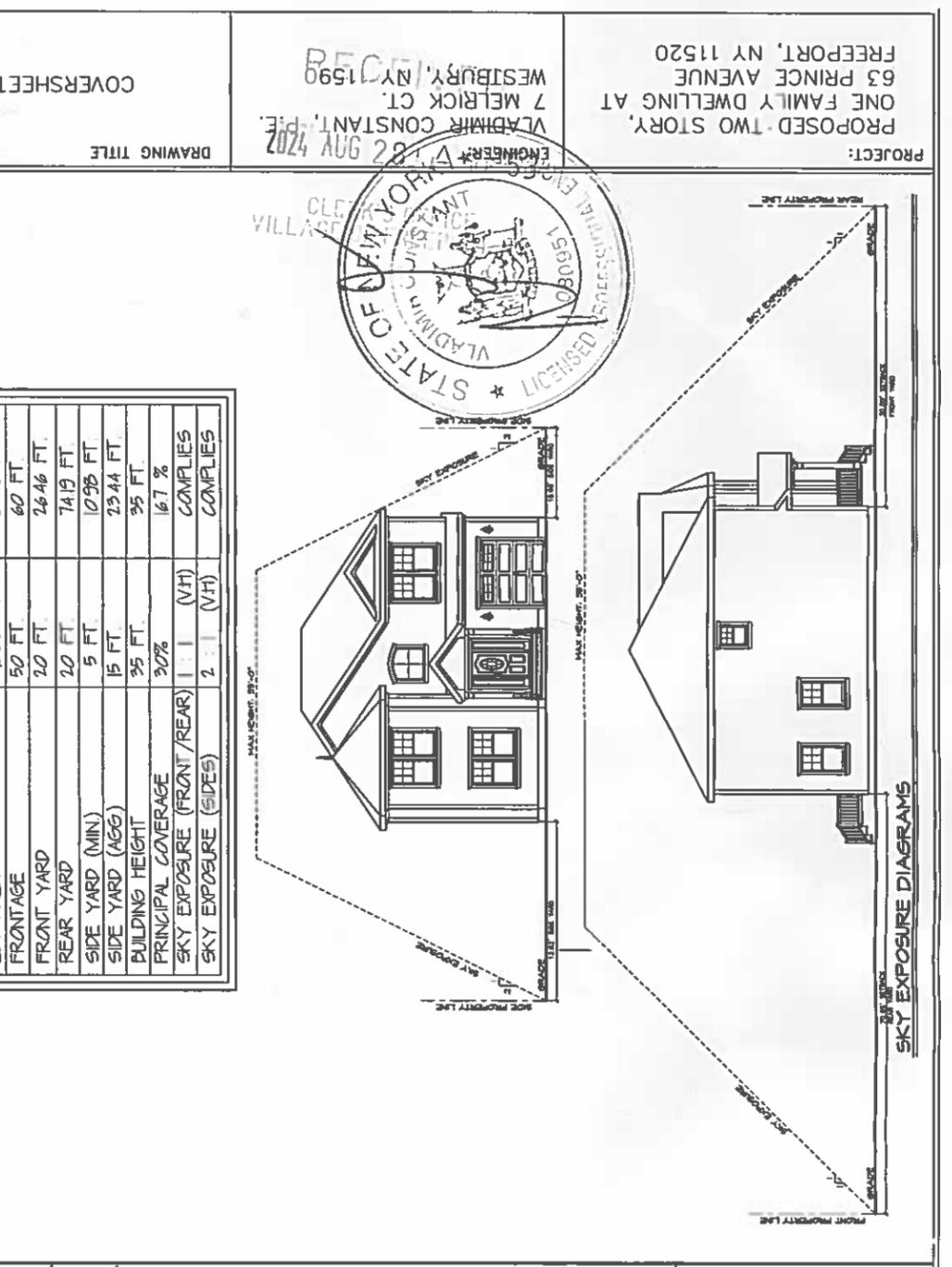
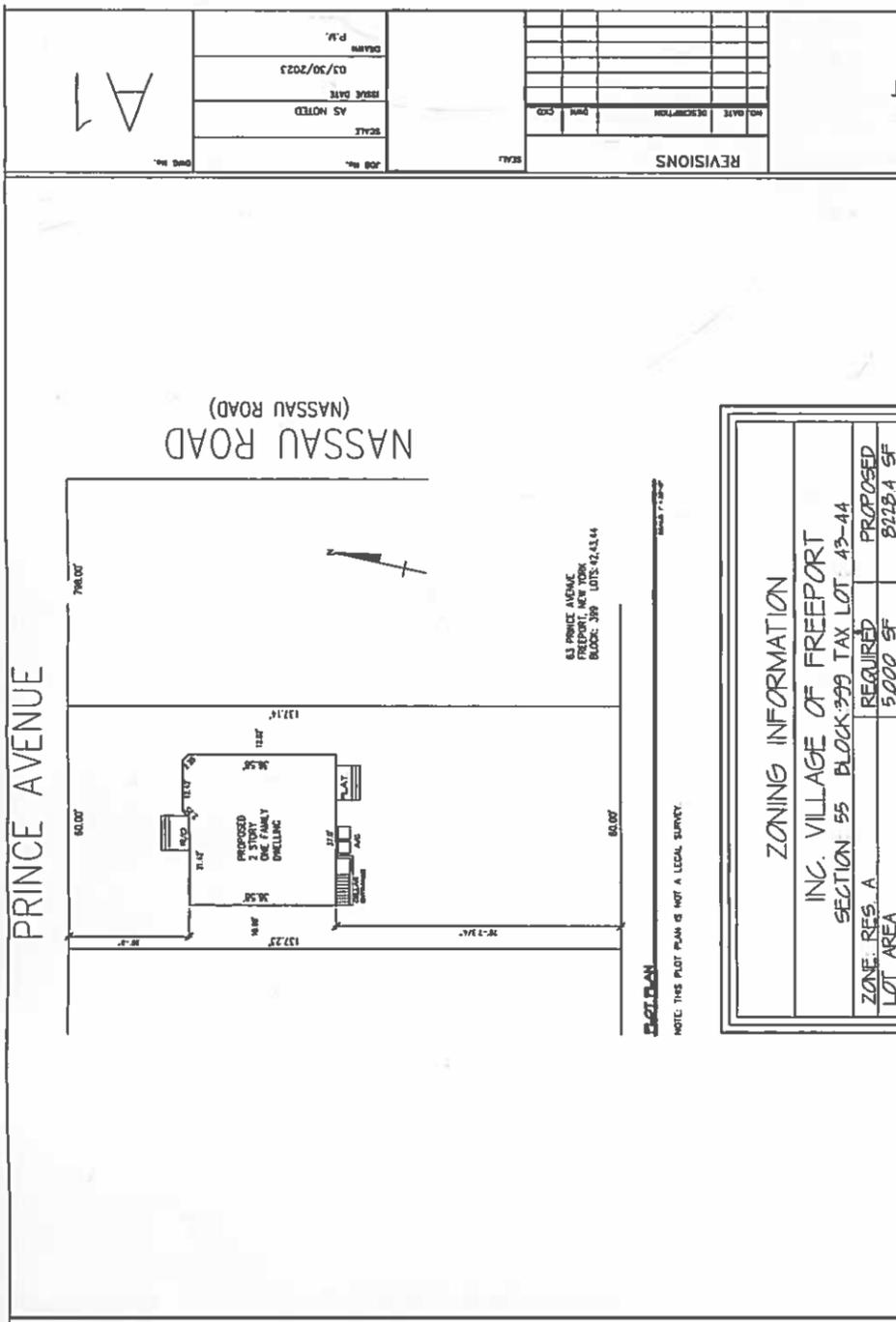
Supply and return piping in recreation facilities shall be insulated to a minimum of R-3.

Piping with run lengths greater than the lengths shown in Table R403.3 shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.

2018 IRC Electrical, Gas, and Lighting System

Section R404.1 Lighting Equipment

Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.



NO.	DATE	REVISION	BY	CHK

COVERSHEET

DRAWING TITLE

REVISIONS

DATE: 03/30/2023

SCALE: AS NOTED

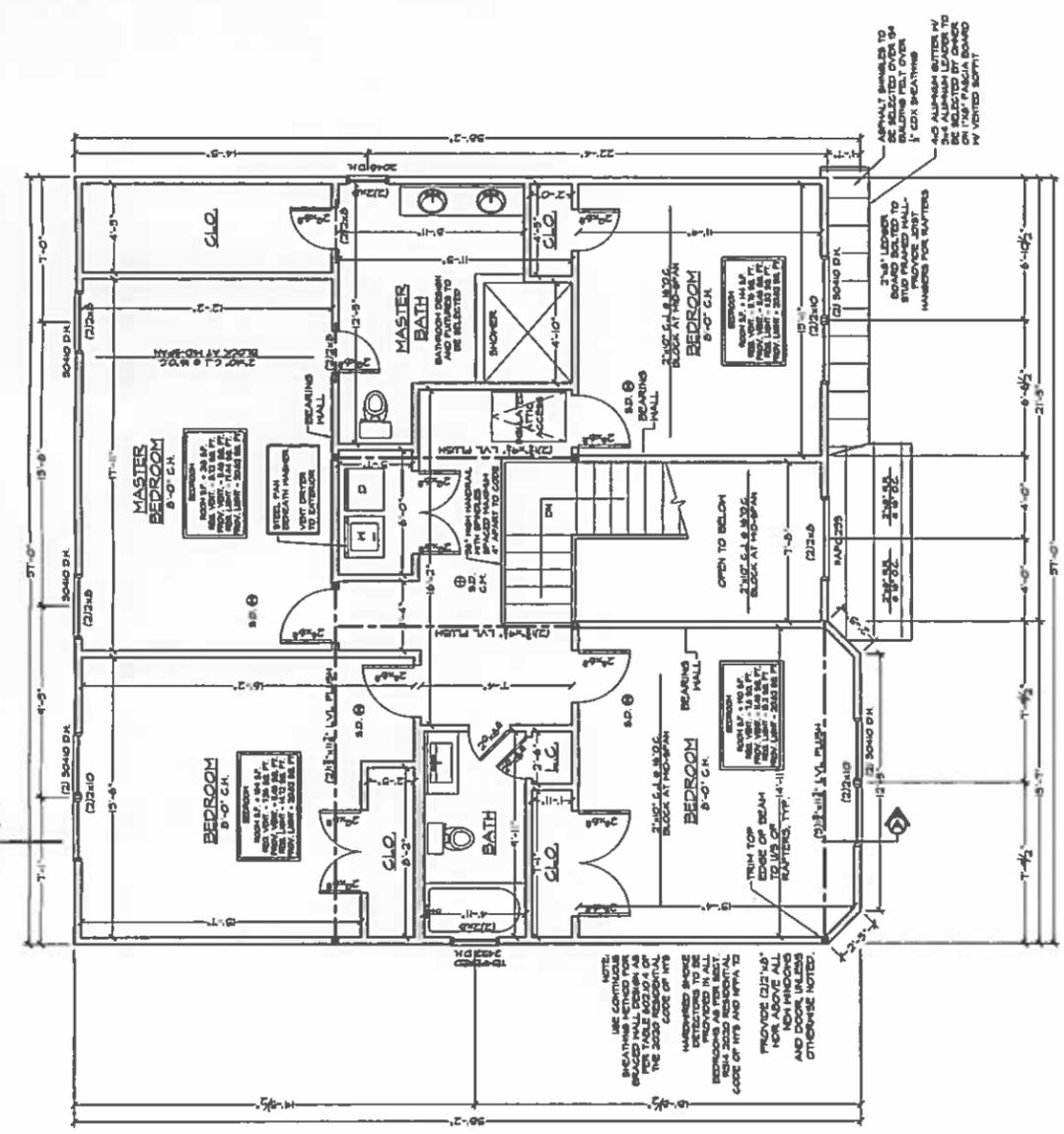
DESIGNER: P.M.

PROJECT: PROPOSED TWO STORY ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

ENGINEER: VLADIMIR CONSTANTIN, P.E. 182 GUY AVE. WESTBURY, NY 11590

STATE OF NEW YORK  
PLANNING BOARD  
VILLAGE OF FREEPORT





PROPOSED SECOND FLOOR PLAN

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

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS). INTER-MIXED DETECTORS WITH BATTERY POWERED DETECTORS WITH 2020 RESIDENTIAL CODE OF NYS (SECTION 914 AND 915) SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS WHERE A DETECTION APPLIANCE IS LOCATED WITHIN THE CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS SHOWN IN FIELD BY THE ARCHITECT SHALL BE CONSIDERED AS ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN ALL LUMBER ARE PERMITTED FOR AGO. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED 6-18S.

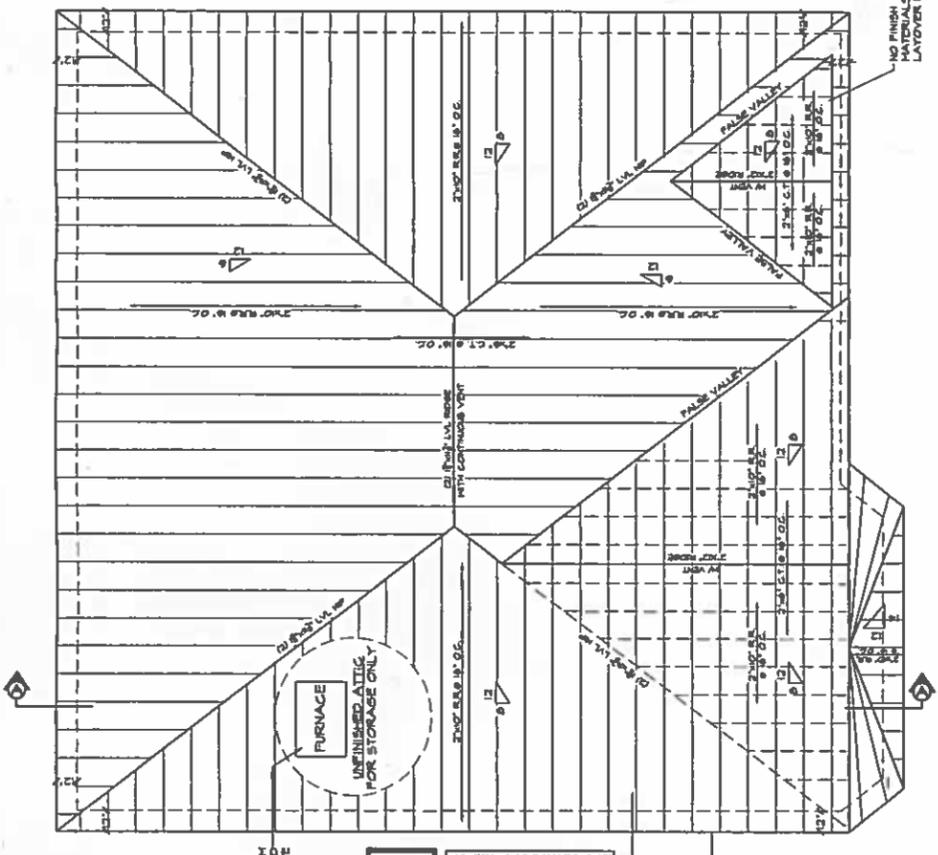
**STAIRS & GUARD NOTE:**  
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)

- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HEADROOM 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 9"
- STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 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 RETURNED 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
- GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
- GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
- BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTINGS AS PER SECTION R502.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND FOOT-CANDLES (ILLUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R502.7. UNDER STAIR PROTECTION, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

MAINTAIN 6"-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6"-4" PROJECTIONS INTO REQUIRED 6"-8" HEIGHT PERMITTED PER CODE)



PROPOSED ROOF PLAN

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



- WALL KEY**
- 1. EAST TO BE REMOVED
  - 2. EAST TO REMAIN
  - 3. NEW WOOD FRAME EAST
  - 4. NEW POURED CONCRETE
  - 5. 4"x4" POST UNLESS OTHERWISE NOTED
  - 6. HOLD DOWN AS NOTED
  - 7. POSTED BRASS FINISH

A3

DATE	DESCRIPTION	BY	CHK

NO.	DATE	DESCRIPTION	BY	CHK

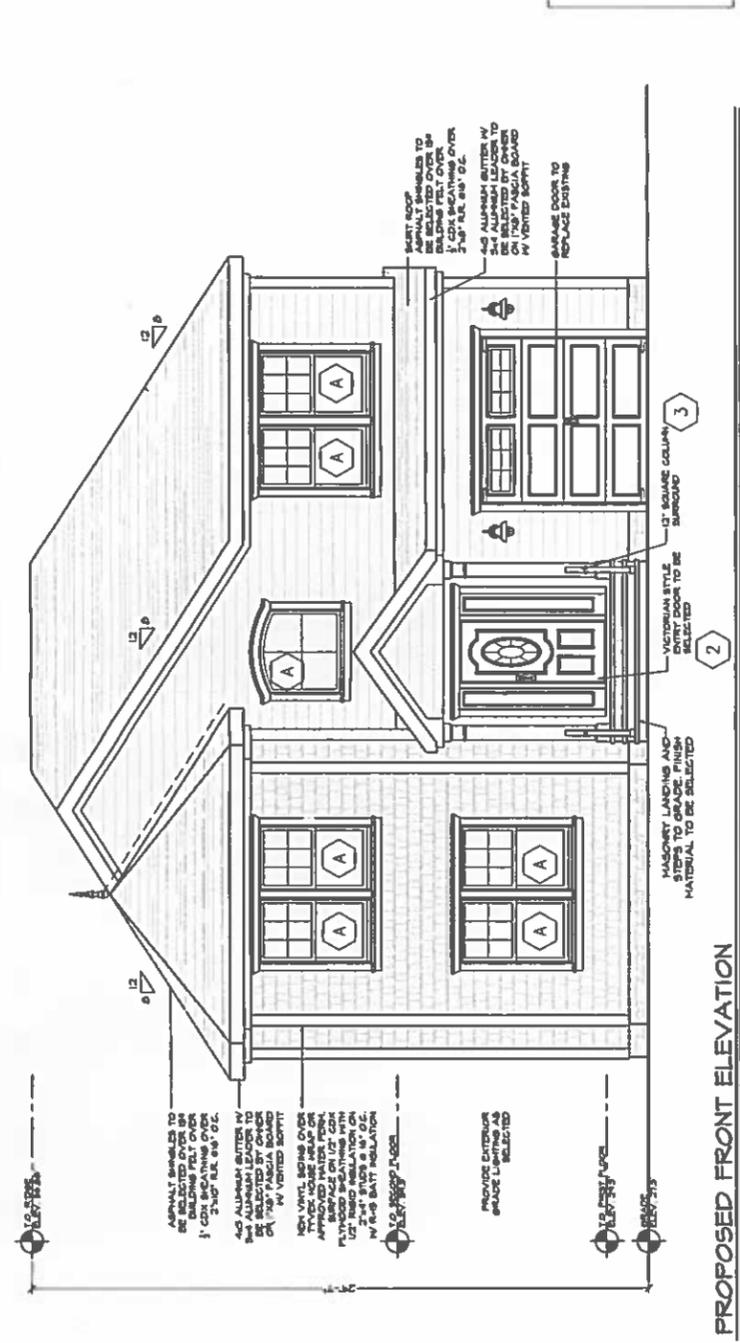
PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELBRICK CT. WESTBURY, NY 11590

DRAWING TITLE: FLOOR AND ROOF PLAN

CLIENT'S OFFICE: FREEPORT, NY VILLAGE

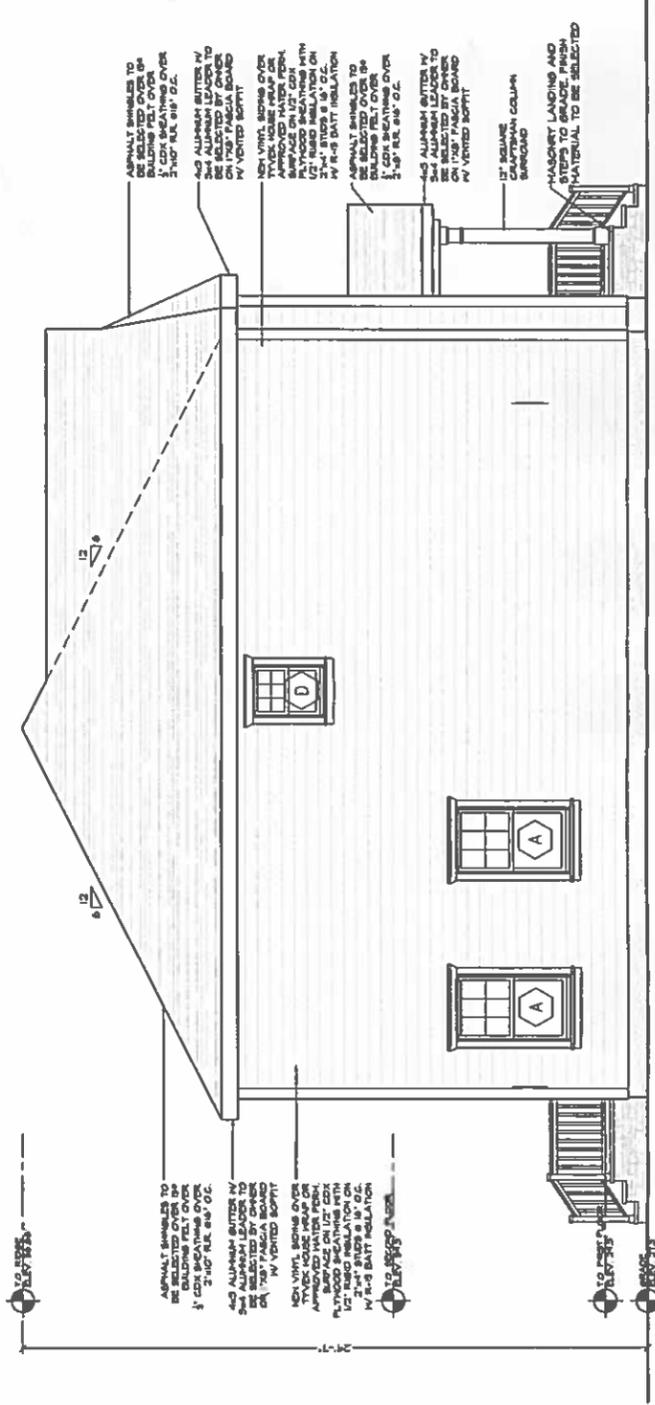
WINDOW SCHEDULE			
TYPE	DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARKS
A	6" x 8" Double Hung	6'-0" x 8'-0"	Match existing finish
B	6" x 8" Double Hung	6'-0" x 8'-0"	Match existing finish
C	6" x 8" Double Hung	6'-0" x 8'-0"	Match existing finish
D	6" x 8" Double Hung	6'-0" x 8'-0"	Match existing finish
EXT. DOOR SCHEDULE			
TYPE	DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARKS
1	6'-0" x 8'-0" Entry	6'-0" x 8'-0"	Match existing finish
2	6'-0" x 8'-0" Entry	6'-0" x 8'-0"	Match existing finish
3	6'-0" x 8'-0" Entry	6'-0" x 8'-0"	Match existing finish



PROPOSED FRONT ELEVATION

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

**FINISH MATERIAL NOTE:**  
 -VINYL SHAKES/LAP SIDING TO BE INSTALLED PER ELEVATION  
 -VINYL SHAKES/LAP SIDING TO BE CERTAINTED COLOR, CHARCOAL  
 -SIDING TO BE NATURAL MIX OF LIGHT GRAY COLORS  
 -FRONT PORCH AND TREADS TO BE BLENDED  
 -ASPHALT DRIVEWAY BORDER TO BE PAVED, COLOR: COAL  
 -BLACK SCONES ON EACH SIDE OF GARAGE DOOR  
 -ALL SHUTTERS AND TRIM TO BE WHITE  
 -ENTRY DOOR AND GARAGE DOOR TO BE BLACK



PROPOSED SIDE ELEVATION

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



PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELBRICK CT. WESTBURY, NY 11590

DRAWING TITLE: EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHK

JOB NO.	
SCALE	
AS NOTED	
ISSUE DATE	03/18/2024
DRAWN	P.M.

A4

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 VILLAGE OF FREEPORT, NY

A5

DATE	03/18/2024
SCALE	AS NOTED
AS NOTED	
ISSUE DATE	
DATE	

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

DRAWING TITLE  
EXTERIOR ELEVATIONS

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELBRICK CT.  
WESTBURY, NY 11590

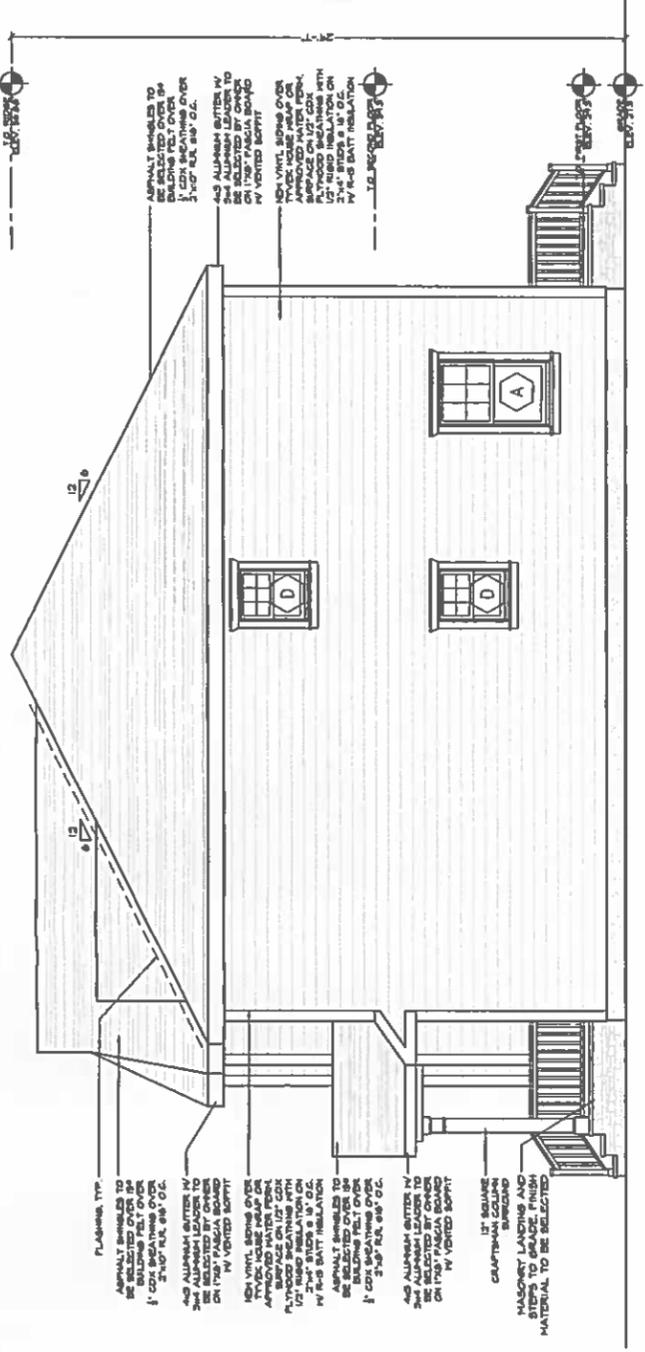
PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
63 PRINCE AVENUE  
FREEPORT, NY 11520



WINDOW SCHEDULE			
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARK
1	Window	7'-0" x 7'-0"	4x8 UP
2	Window	7'-0" x 7'-0"	4x8 UP
3	Window	7'-0" x 7'-0"	4x8 UP
4	Window	7'-0" x 7'-0"	4x8 UP
5	Window	7'-0" x 7'-0"	4x8 UP
6	Window	7'-0" x 7'-0"	4x8 UP
7	Window	7'-0" x 7'-0"	4x8 UP
8	Window	7'-0" x 7'-0"	4x8 UP

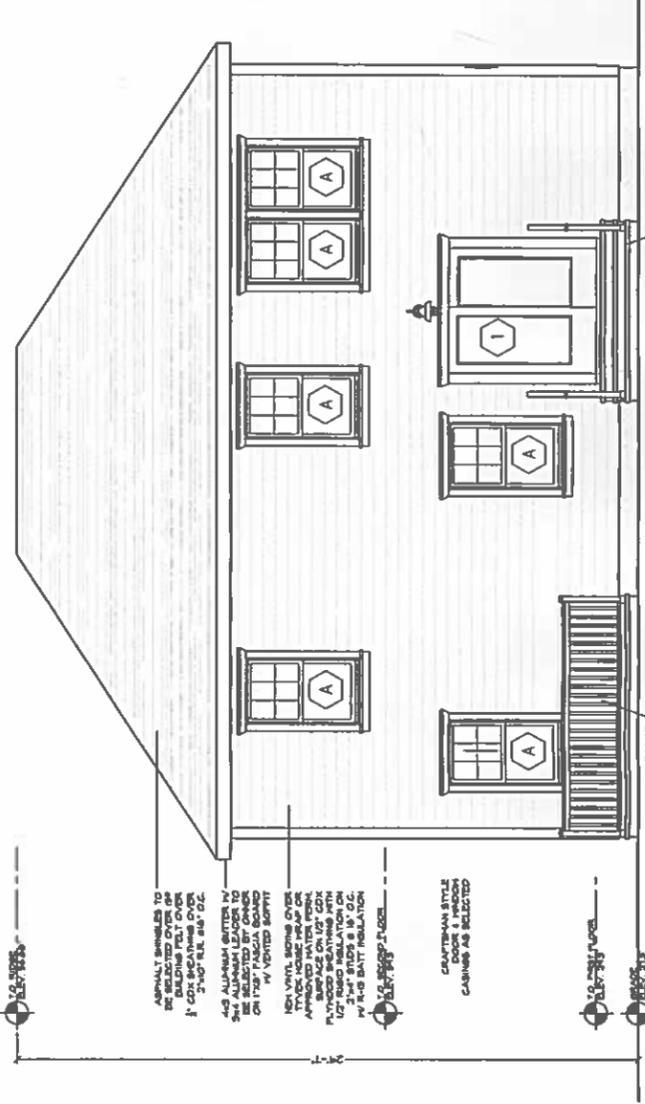
  

EXT. DOOR SCHEDULE			
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE	REMARK
1	Door	6'-0" x 8'-0"	6x8 UP
2	Door	6'-0" x 8'-0"	6x8 UP



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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

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VILLAGE OF FREEPORT, NY









A10

DATE	03/30/2023
SCALE	AS NOTED
BY	P.M.

NO.	DATE	DESCRIPTION

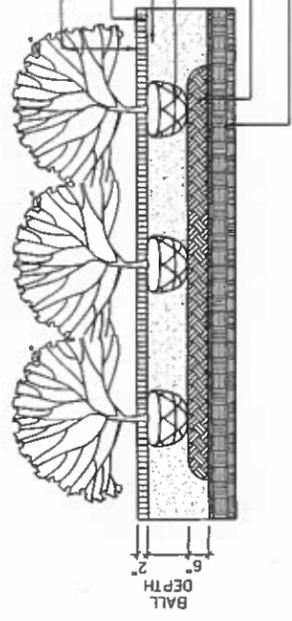
LANDSCAPE PLAN

ENGINEER: VLADIMIR KONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

NOTE:  
1. COMPLETELY REMOVE ALL WIRE, PLASTIC, TAGS OR OTHER SYNTHETIC MATERIAL FROM SHRUB BEDS PRIOR TO PLANTING.  
2. CONTINUOUS BEDS SHALL BE PREPARED W/ TOPSOIL MIX PRIOR TO SHRUB PLANTING.  
3. 2" MULCH LAYER.

FINISH GRADE PLANTED AREA.  
TOPSOIL MIX.  
ROOTBALL, IF BALLED AND BURLAPPED, REMOVE BURLAP FROM TOP 1/3 OF BALL. IF CONTAINER GROWN, REMOVE CONTAINER AND GENTLY COMB OUT ROOTS.  
COMPACTED SOIL BELOW ROOTBALL.  
SUBGRADE TO BE LOOSENESED TO A MINIMUM DEPTH OF 4".



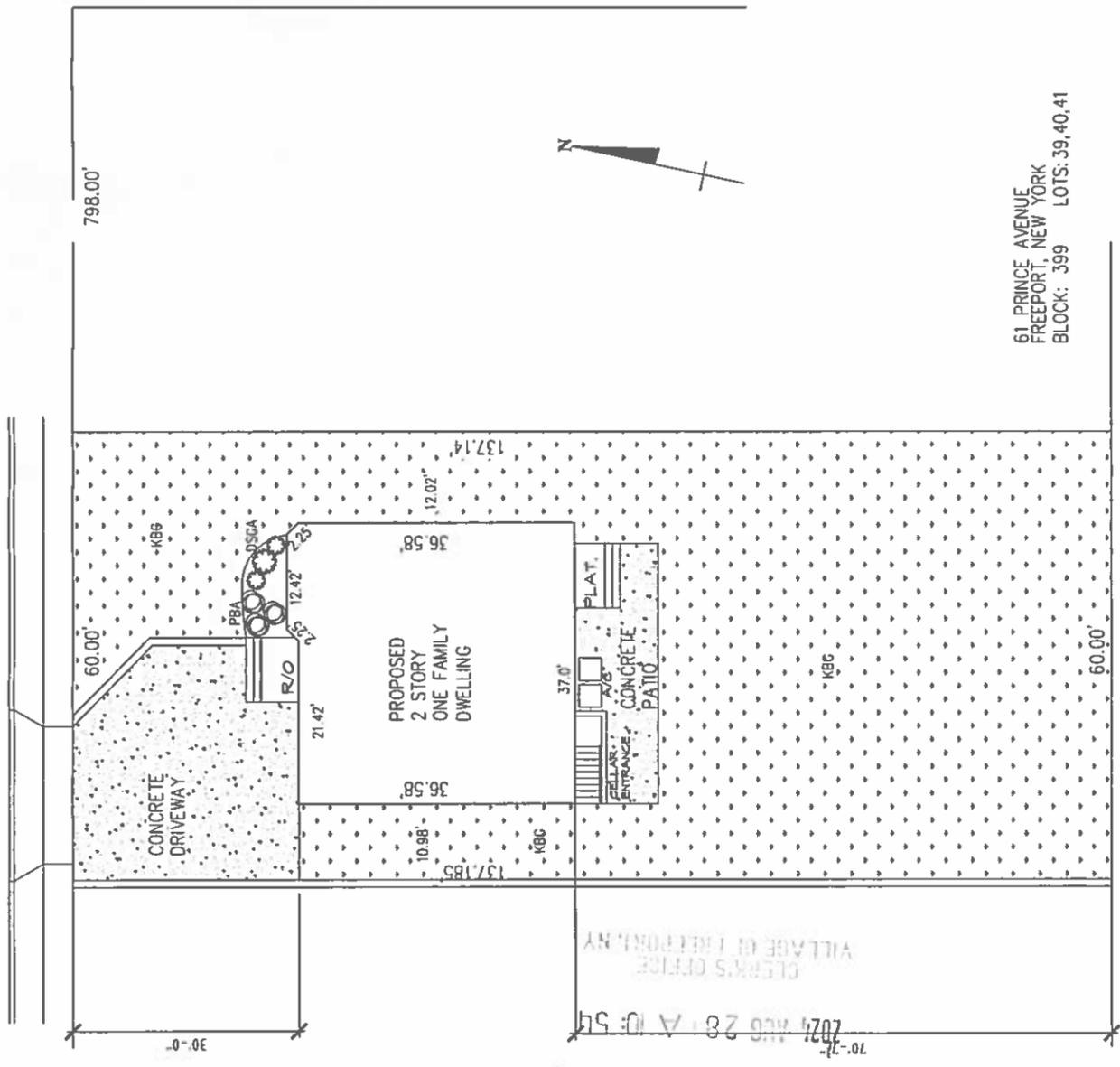
1 Shrub Mass Detail  
Scale: 1/2"=1'-0"

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VEGGIES AND FREE OF INJURY, INSECTS OR DEFOLIATED PLANT MATERIAL SHALL BE STACKED FROM A RECOGNIZED NURSERY WITHIN THE NORTHWEST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS, THE PLANS SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REQUEST ANY MATERIAL, WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL COVER ROOT BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SPREADED DARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. ASPERATE, TOP DRESS AND FEED ALL EXISTING LAWN AREAS.
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

NASSAU ROAD

PRINCE AVENUE



61 PRINCE AVENUE  
FREEPORT, NEW YORK  
BLOCK: 399 LOTS: 39,40,41

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



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
3	PBA	RHOODENDRON PERICLYMENOIDES	PINK TERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSCA	RHOODENDRON x "RLH1-14P14" PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	K8C	POA PRATIENSIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	

PLANT LIST

RECEIVED



PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

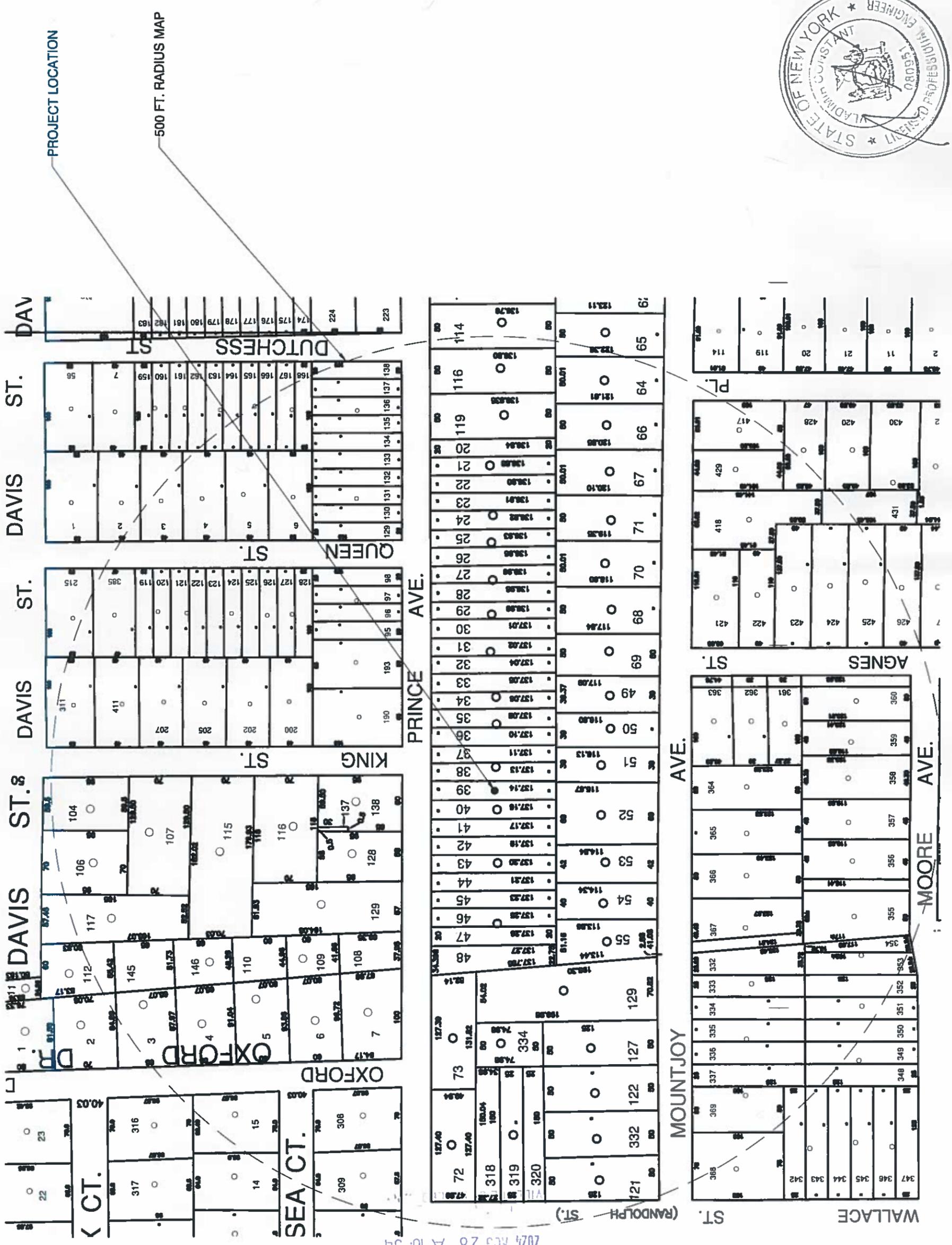
ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590

DRAWING TITLE: 500 FT. RADIUS MAP

NO.	DATE	DESCRIPTION	BY	CHK

JOB NO.	
SCALE	AS NOTED
DATE	03/30/2023
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APP 1



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PROJECT:  
 PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 63 PRINCE AVENUE  
 FREEPORT, NY 11520

ENGINEER:  
 VLADIMIR CONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

DRAWING TITLE  
 RENDERINGS OF  
 EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHK

SCALE AS NOTED  
 DATE DATE  
 03/30/2023  
 DRAWN P.M.

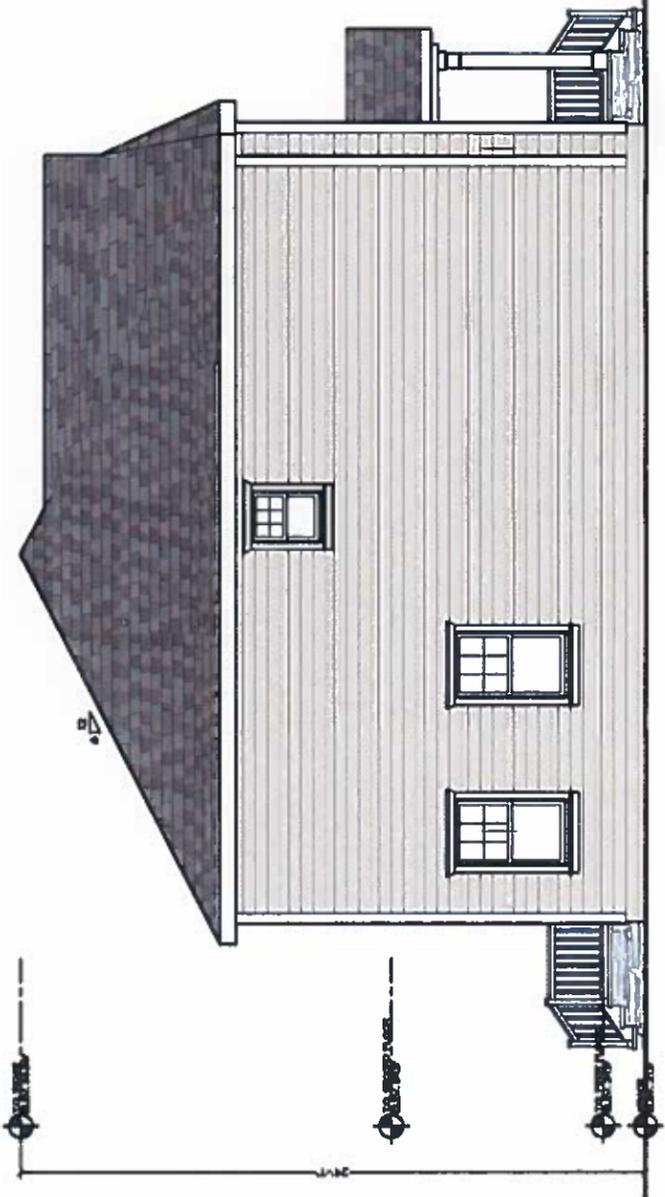
A12



PROPOSED REAR ELEVATION

CELLAR FINISHED  
 WITH STAIRS  
 TO APART TO CODE

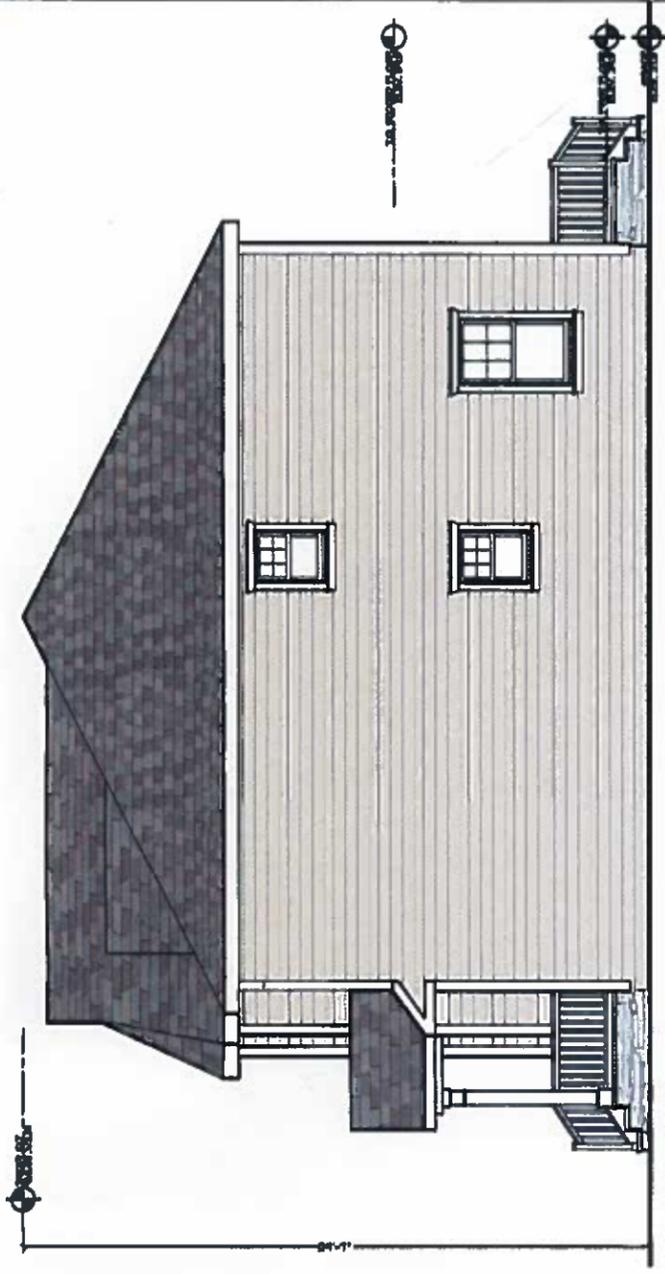
SCALE 1/4" = 1'-0"



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

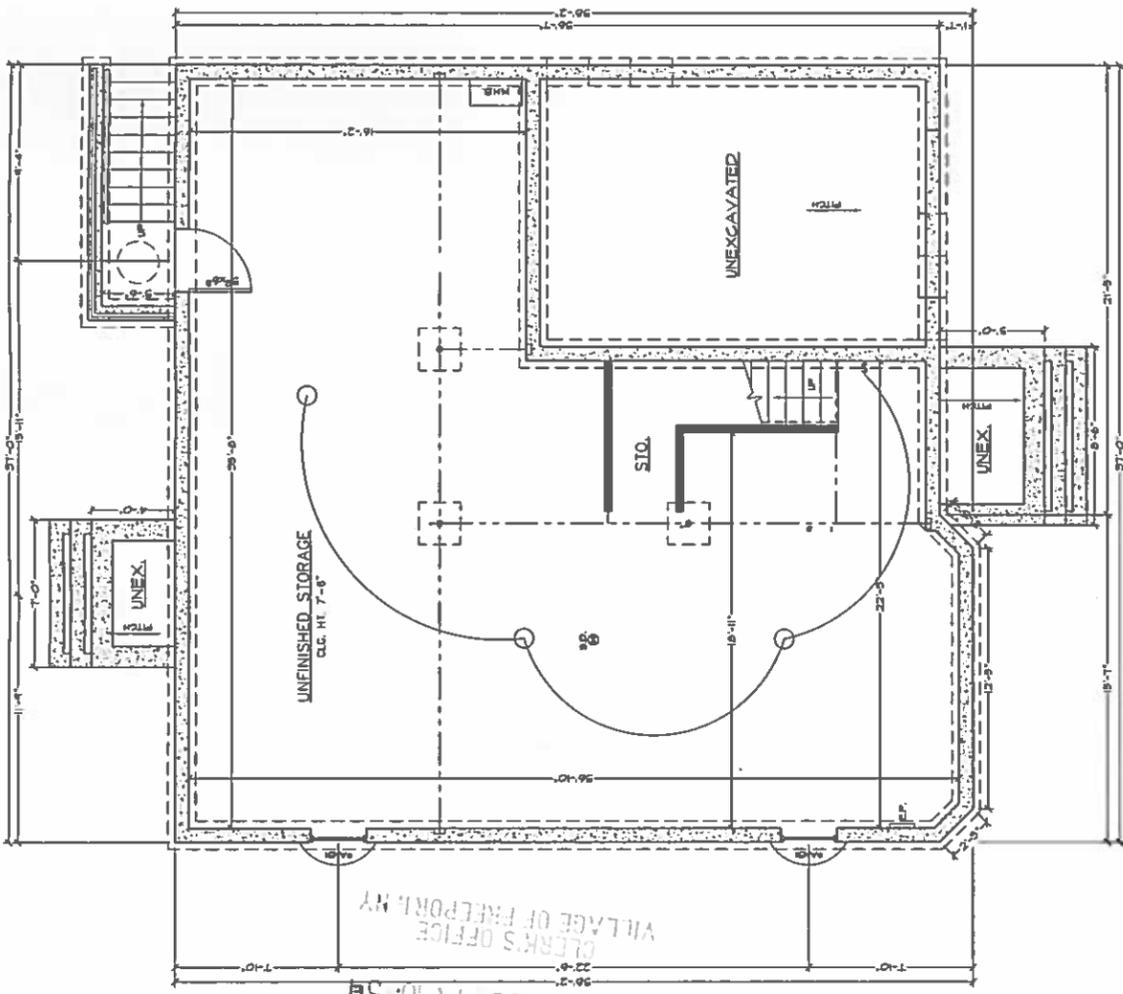
SCALE 1/4" = 1'-0"



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 VILLAGE OF FREEPORT

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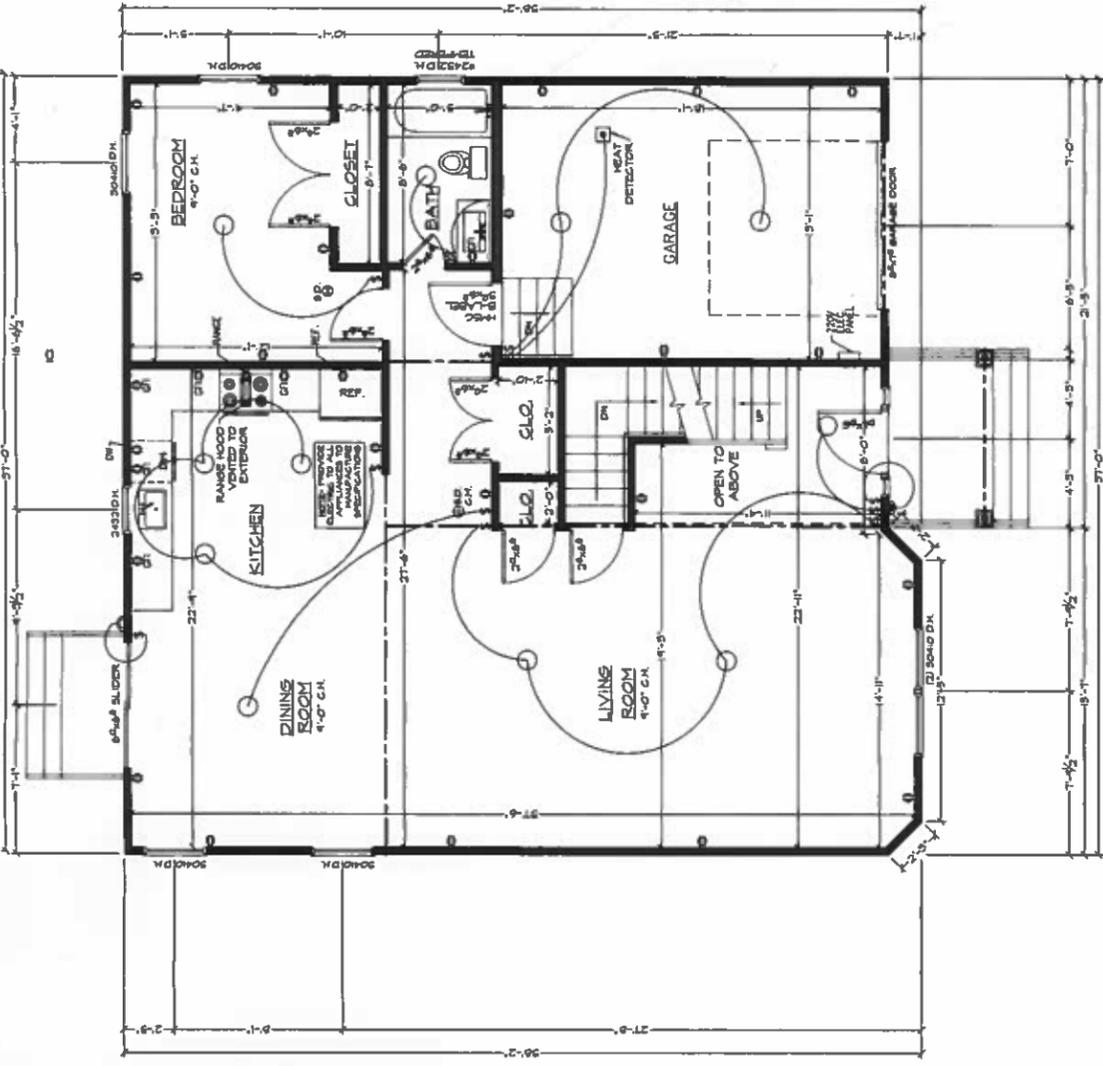
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VILLAGE OF FREEPORT, NY



PROPOSED FOUNDATION PLAN

GENERAL NOTES

- A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS GC TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.
- B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, GC AND DESIGNER.
- C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.
- D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, NFPA, NEC, AND LOCAL ORDINANCES.



PROPOSED FIRST FLOOR PLAN - ELECTRICAL

LEGEND

- HARD WIRED SMOKE DETECTOR - SEE NOTES FOR INSTALLATION REQUIREMENTS
- CARBON MONOXIDE DETECTOR
- CABLE
- TELEPHONE
- THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- OUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- SWITCH
- DOOR NUMBER - SEE SCHEDULE
- WINDOW NUMBER - SEE SCHEDULE
- 100 CFM EXHAUST FAN
- TANK MOUNTED DISH HEATER
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB



ENGINEER: VLADIMIR KONSTANTIN, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

DRAWING TITLE  
ELECTRICAL PLAN  
BASEMENT AND FIRST FLOOR

REVISIONS

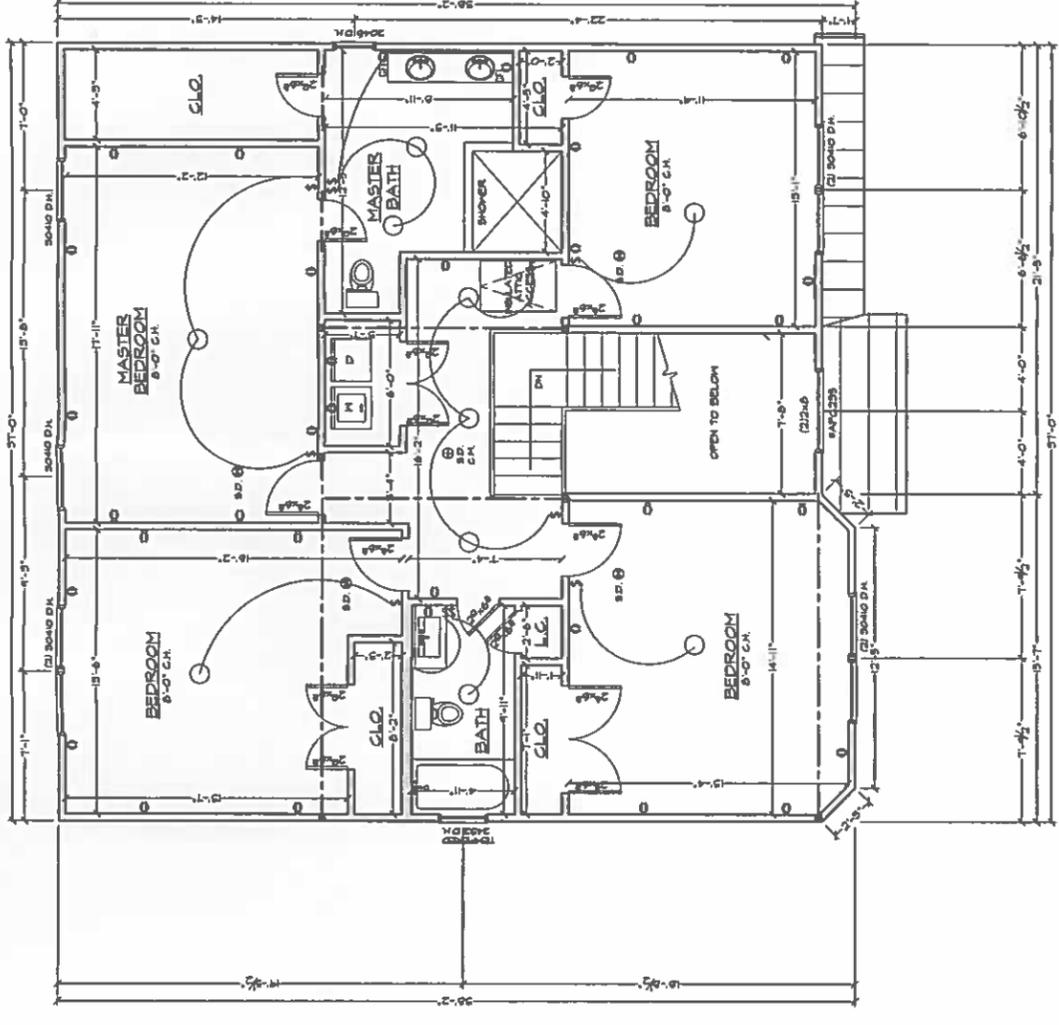
NO.	DATE	DESCRIPTION	BY	CHK

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

DATE: P.M.

PROJECT: PROPOSED TWO STORY ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520



**PROPOSED SECOND FLOOR PLAN - ELECTRICAL**

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

**GENERAL NOTES**

- A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.
- B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, G.C. AND DESIGNER.
- C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.
- D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, NFPA, NEC, AND LOCAL ORDINANCES

- LEGEND**
- ⊕ HARD WIRED SMOKE DETECTOR - SEE NOTES FOR INSTALLATION REQUIREMENTS
  - ⊖ CARBON MONOXIDE DETECTOR
  - ⊞ CABLE
  - ⊟ TELEPHONE
  - ⊠ THERMOSTAT
  - ⊡ SURFACE MOUNTED LIGHT FIXTURE
  - ⊣ OUTLET (WP = WATER PROOF)
  - ⊤ HIGH HAT OR SURFACE MOUNTED FIXTURE
  - ⊥ SWITCH
  - ⊦ DOOR NUMBER - SEE SCHEDULE
  - ⊧ WINDOW NUMBER - SEE SCHEDULE
  - ⊨ 100 CFM EXHAUST FAN
  - ⊩ TYP. HANGING LIGHT FIXTURE
  - ⊪ DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
  - ⊫ LIGHT FIXTURE FOR OVER BATHROOM MIRROR
  - ⊬ EXTERIOR ELECTRICAL JUNCTION BOX
  - ⊭ EXTERIOR WATER HOSE BIB



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E2

JOB NO.	
SCALE	AS NOTED
ISSUE DATE	03/30/2023
DATE	

NO.	DATE	DESCRIPTION	BY	CHK

ELECTRICAL PLAN  
SECOND FLOOR

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
63 PRINCE AVENUE  
FREEPORT, NY 11520

PROJECT:  
 PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 63 PRINCE AVENUE  
 FREEPORT, NY 11520

ENGINEER:  
 VLADIMIR KONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

MECHANICAL PLANS

NO.	DATE	DESCRIPTION	BY	CHK

M1

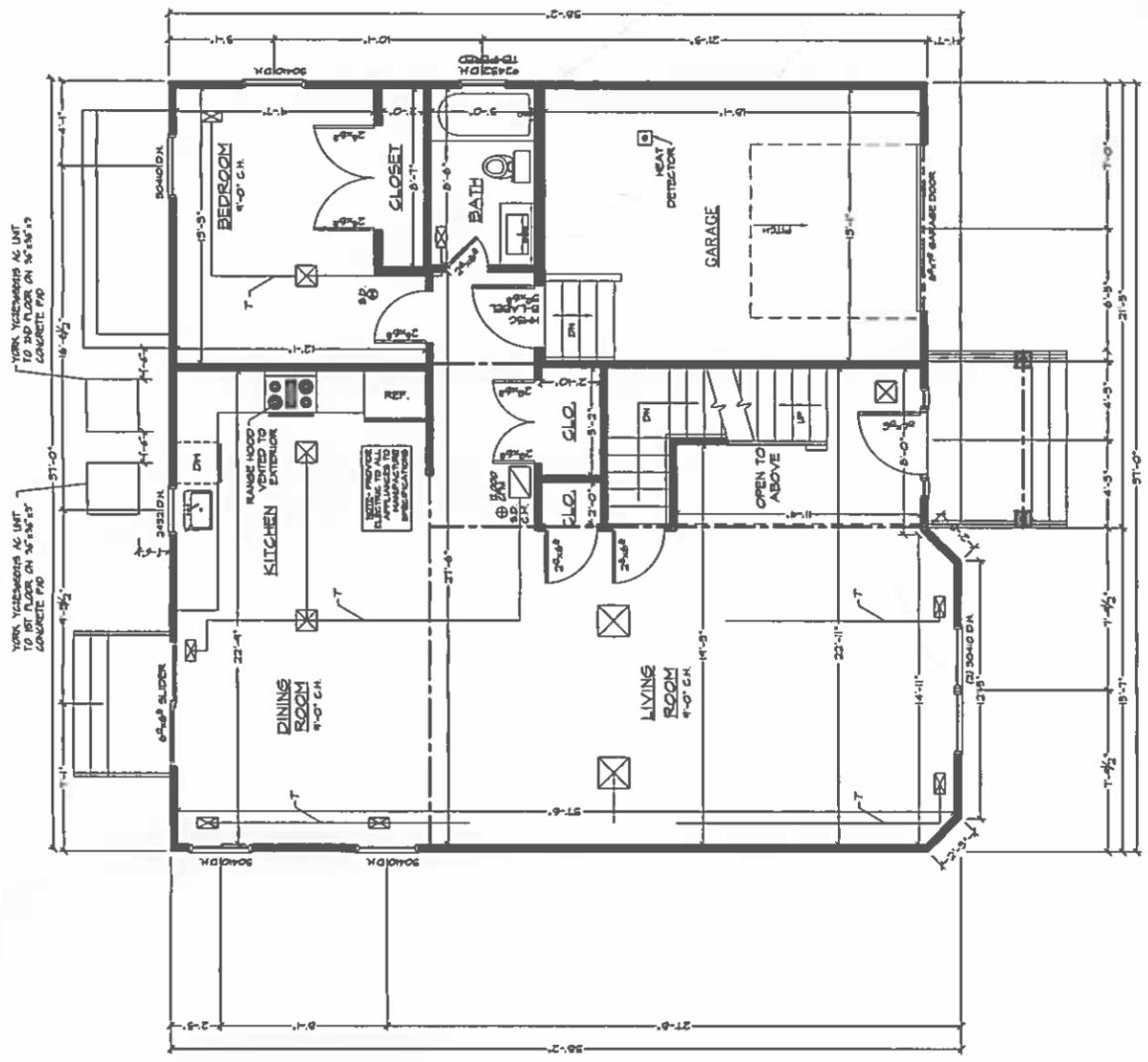


LEGEND

	HVAC DUCT
	SUPPLY
	RETURN

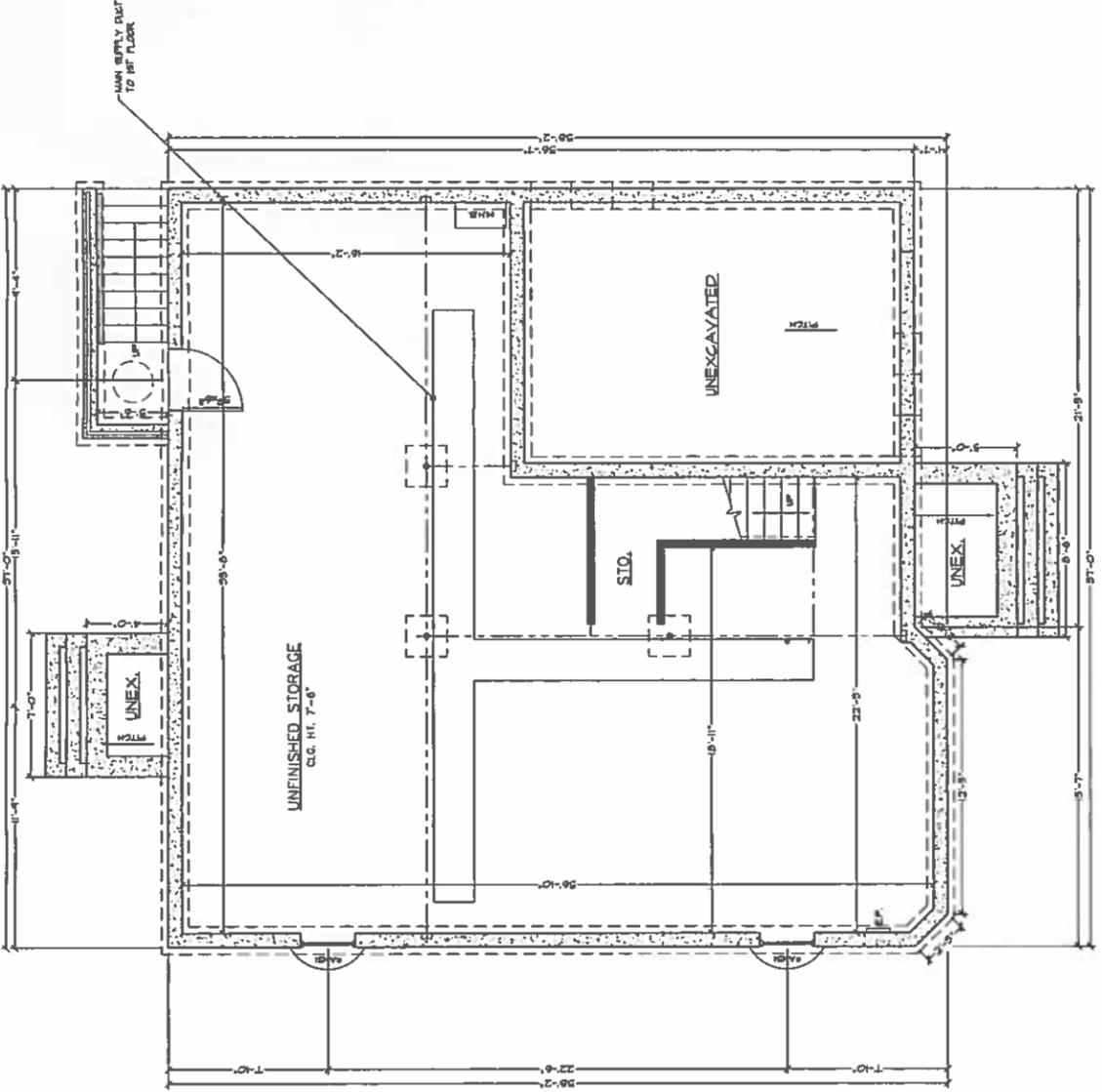
PROPOSED FIRST FLOOR PLAN - MECHANICAL

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



PROPOSED FOUNDATION PLAN

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



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 VILLAGE OF FREEPORT, NY

PROJECT:  
 PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 63 PRINCE AVENUE  
 FREEPORT, NY 11520

ENGINEER:  
 VLADIMIR CONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

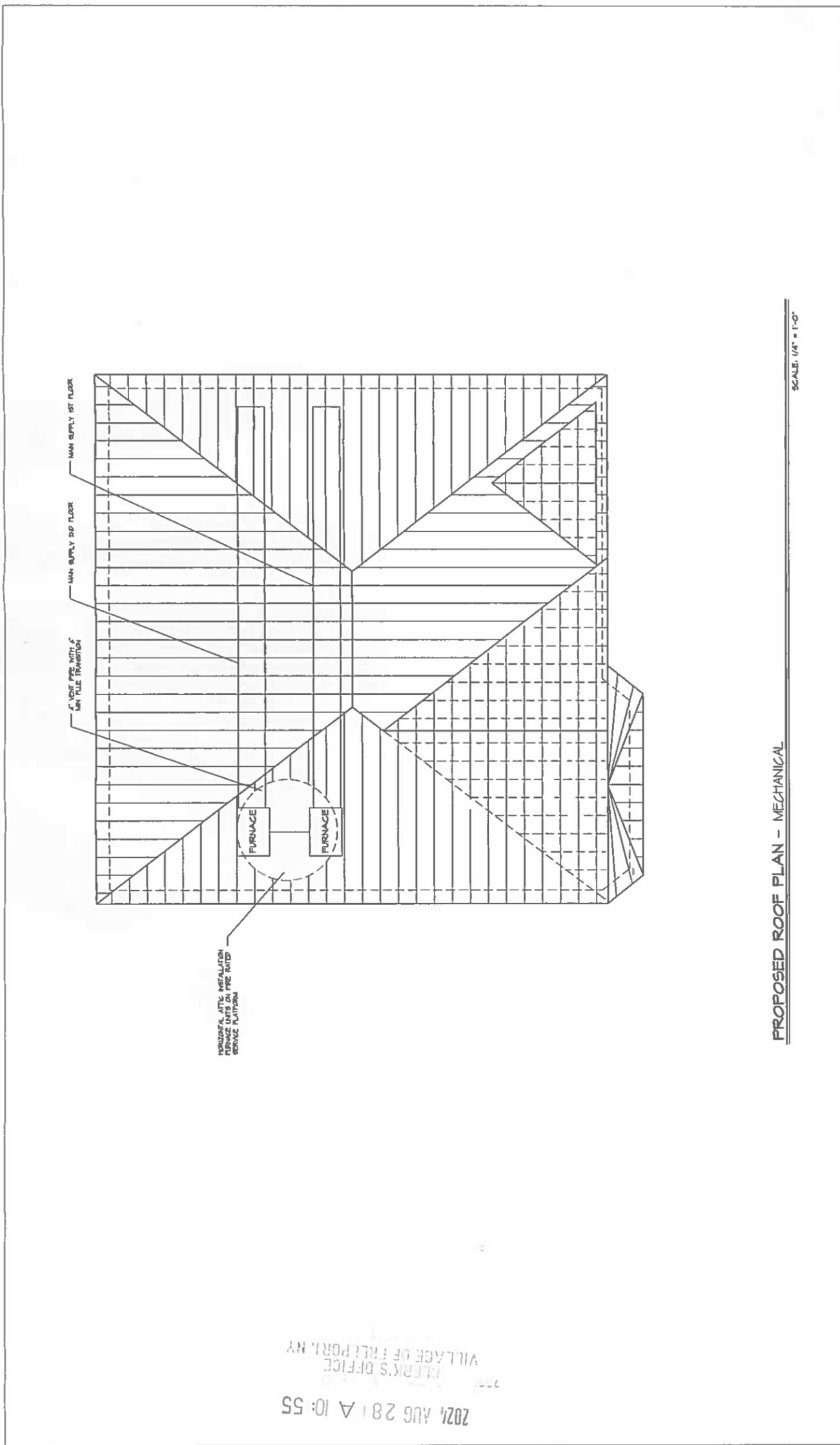
DRAWING TITLE  
 MECHANICAL ATTIC PLAN

REV.	DATE	DESCRIPTION	BY	CHK

JOB NO.	
SCALE	AS NOTED
DATE	03/30/2023
DESIGNER	
DATE	

M2

- LEGEND**
- Ⓢ HARD WIRED SMOKE DETECTOR - SEE NOTES FOR INSTALLATION REQUIREMENTS
  - ⓐ CARBON MONOXIDE DETECTOR
  - ⓑ CABLE
  - Ⓐ TELEPHONE
  - Ⓣ THERMOSTAT
  - Ⓛ SURFACE MOUNTED LIGHT FIXTURE
  - Ⓞ OUTLET (WP = WATER PROOF)
  - Ⓜ HIGH HAT OR SURFACE MOUNTED FIXTURE
  - Ⓜ SWITCH
  - ② DOOR NUMBER - SEE SCHEDULE
  - ③ WINDOW NUMBER - SEE SCHEDULE
  - Ⓜ 100 CFM EXHAUST FAN
  - Ⓜ WASH TUB
  - Ⓜ DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
  - Ⓜ LIGHT FIXTURE FOR OVER BATHROOM MIRROR
  - Ⓜ EXTERIOR ELECTRICAL JUNCTION BOX
  - Ⓜ EXTERIOR WATER HOSE BIB



**PROPOSED ROOF PLAN - MECHANICAL**

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

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SECTION: 55 BLOCK: 399 TAX LOT: 42-44

PRINCE AVENUE

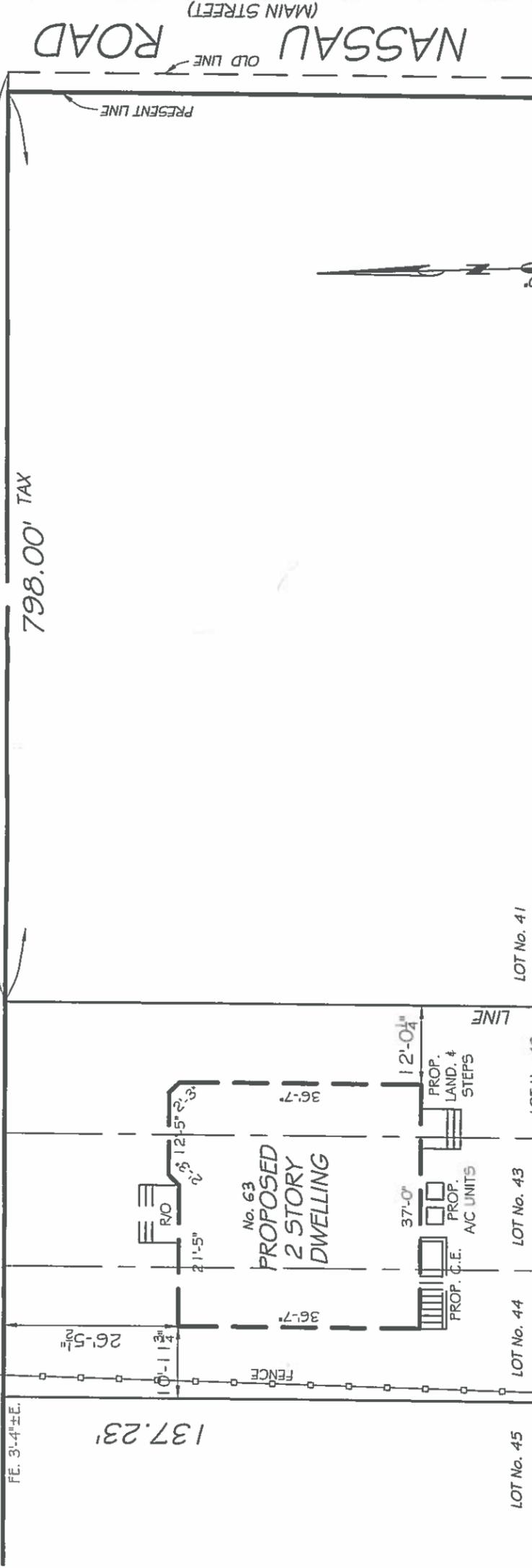
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L.S.'S OFFICE  
VILLAGE OF FREEPORT, NY

S 87°56'22" E  
60.00'

803.16' TO OLD LINE

798.00' TAX



137.23'

FE. 3'-4" ± E.

26'-5 1/2"

10'-11 3/4"

21'-5"

2'-5"

12'-5" R. 3'

No. 63  
PROPOSED  
2 STORY  
DWELLING

36'-7"

37'-0"

PROP. C.E.  
A/C UNITS

36'-7"

37'-0"

PROP. LAND. &  
STEPS

12'-0 1/4"

LOT No. 41

LOT No. 42

LOT No. 43

LOT No. 44

LOT No. 45

S 02°09'39" W  
137.185'

N 02°09'39" E

LOT AREA = 8232.45 SQ. FT.

FE. 0'-3" ± E.

60.00'  
N 87°58'54" W

FE. 0'-2" ± No.

FE. 0'-8" ± No.

SURVEY NO. 81637  
TITLE NO.

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.

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

LOT NUMBERS:  
LOT No. 5 42-44 "MAP OF ROYAL PLAZA,  
SECTION No. 1" FILED: OCTOBER 9,  
1925 AS MAP No. 576

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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

GUARANTEED TO :-

**HAYNES LAND SURVEYORS**  
PROFESSIONAL LAND & CITY SURVEYORS  
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791  
PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER  
& ROBERT A. HAYNES

SURVEYED : MARCH 15, 2022  
PROPOSED ADDED : APRIL 10, 2024



DRAFTED BY B.G. / R

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2021 SEP 19 P 3:07

ENGINEER'S OFFICE  
VILLAGE OF FREEPORT, NY



PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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



A12

REVISIONS

NO.	DATE	DESCRIPTION

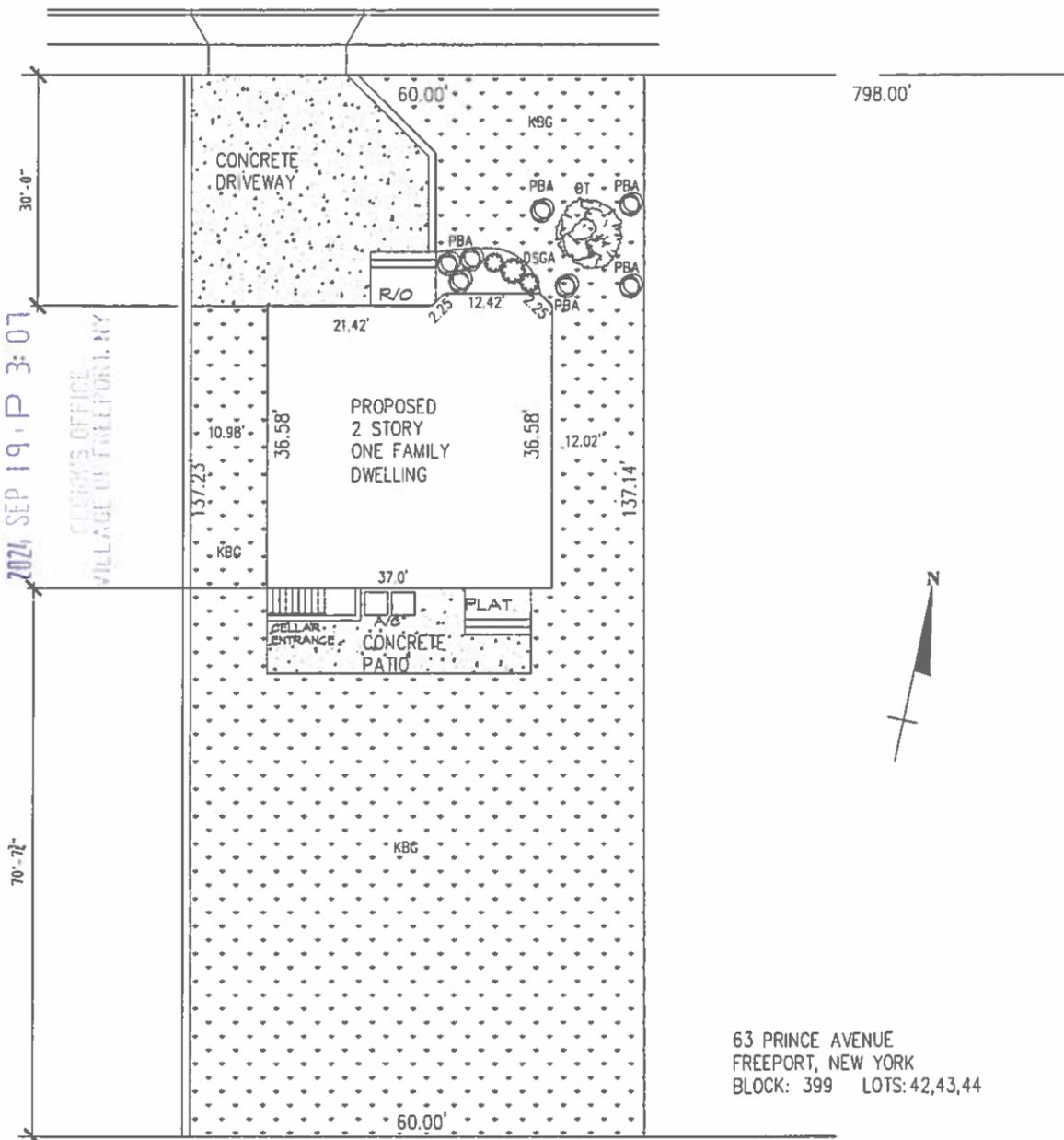
DRAWING TITLE

RENDERINGS OF  
EXTERIOR ELEVATIONS

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
63 PRINCE AVENUE  
FREEPORT, NY 11520

PRINCE AVENUE



63 PRINCE AVENUE  
FREEPORT, NEW YORK  
BLOCK: 399 LOTS: 42, 43, 44

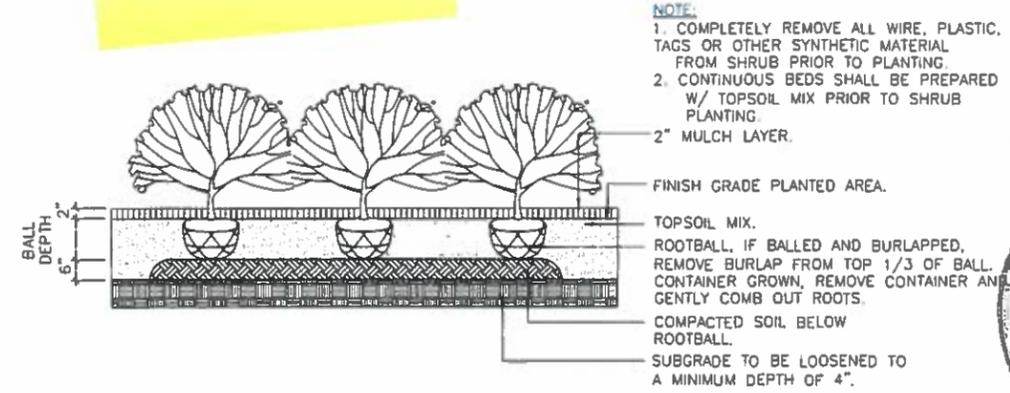
SCALE: 1" = 10'-0"

SITE PLAN

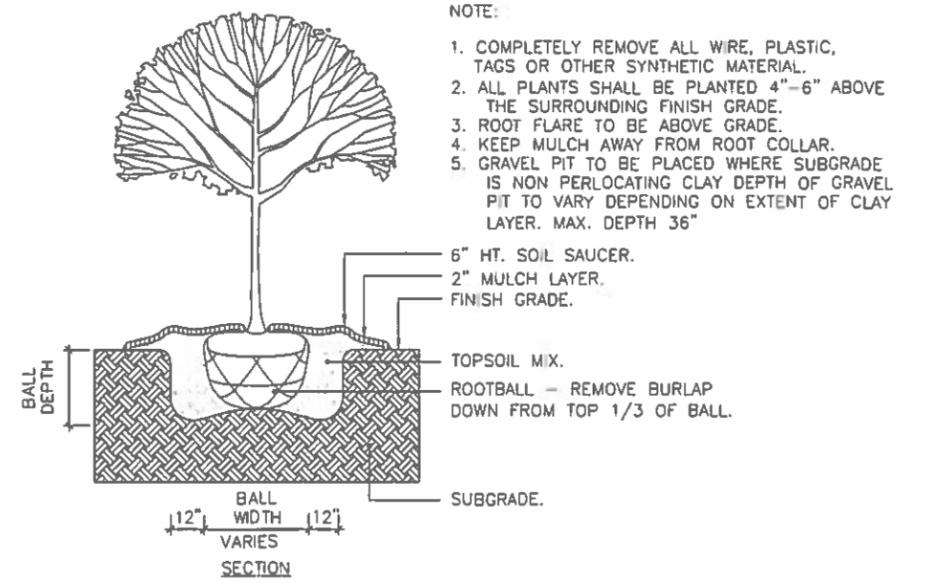
PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINXTERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSCA	RHODODENDRON x "RLH1-14P14" PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBC	POA PRATEMIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	
1	OT	ORNAMENTAL TREE (TYPE TBD)			AS SHOWN	B&B	

#63



1 Shrub Mass Detail  
Scale: 1/2"=1'-0"



2 Deciduous Tree Detail  
Scale: 3/8"=1'-0"

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
- ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
- CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT LIST AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLANS(S) SHALL TAKE PRECEDENCE.
- THE OWNER MAY REQUEST ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
- NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
- ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY.
- ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 2" LAYER OF SHREDDED DARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
- AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS.
- PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.



NO.	DATE	DESCRIPTION

DRAWING TITLE  
LANDSCAPE PLAN

ENGINEER:  
VLADIMIR CONSTANT, P.E.  
7 MELRICK CT.  
WESTBURY, NY 11590

PROJECT:  
PROPOSED TWO STORY,  
ONE FAMILY DWELLING AT  
63 PRINCE AVENUE  
FREEPORT, NY 11520

A10

WINDOW SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
A	Window	5' - 1 1/2"	4' - 0 7/8"	48 1/2"	NEEDS AN EXTERIOR CLEAR OPENING OF 51 1/2"
B	Window	2' - 0 1/2"	4' - 1 1/2"	48 1/2"	
C	Window	5' - 0 1/2"	4' - 0 7/8"	48 1/2"	
D	Window	5' - 1 1/2"	4' - 0 1/8"		

EXT. DOOR SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	Marshall	3' - 1 1/2"	6' - 7 1/2"		
2	Door	6' - 0"	8' - 0"		PELLA PROMINENT DOOR WITH 6" SILLSTEP
3	TR				

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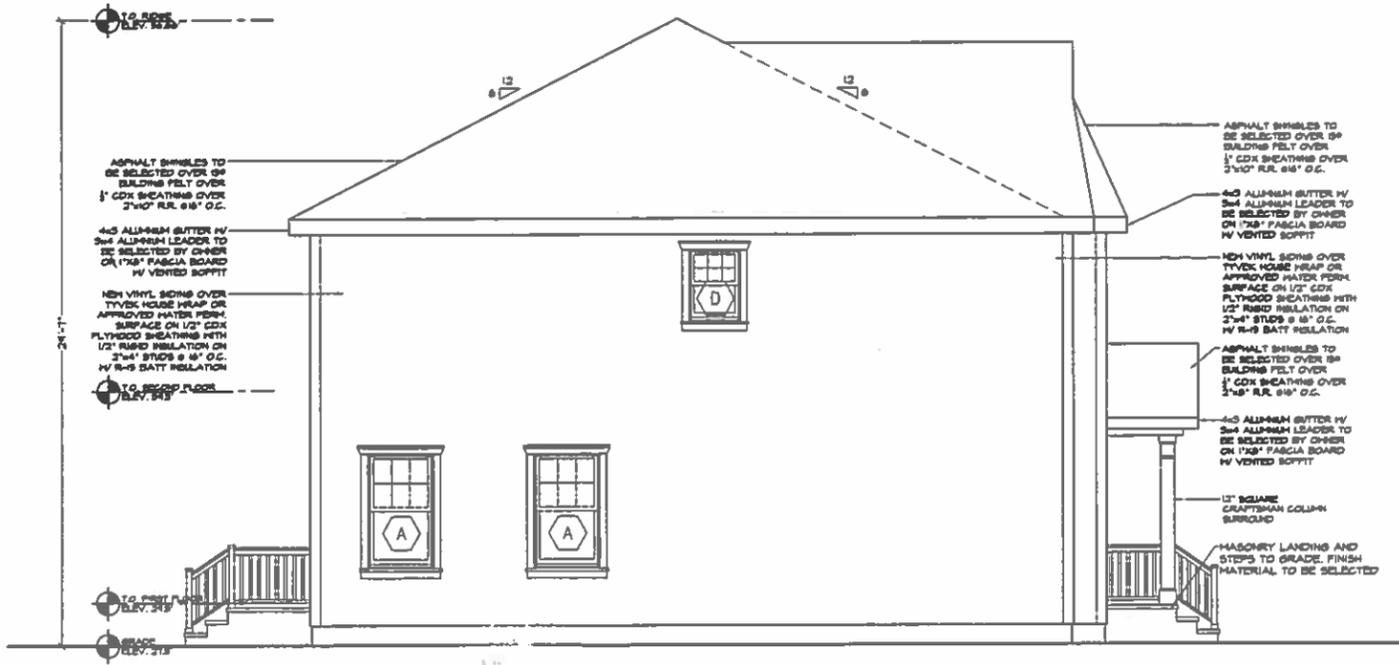


**PROPOSED FRONT ELEVATION**

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

**FINISH MATERIAL NOTE**

- VINYL SHAKES/LAP SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: SADDLE
- ROOFING TO BE TIMBERLINE HDZ. COLOR: CEDAR FALLS
- SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: SADDLE
- FRONT TREADS TO BE MSI ROCKMOUNT STACKED STONE, COLOR: GOLDEN HONEY
- DRIVEWAY TO BE GRAY CONCRETE
- ALL TRIM TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: ASPEN WHITE
- ALL GUTTERS AND LEADERS WILL BE WHITE
- ENTRY DOOR AND GARAGE TO BE WHITE



**PROPOSED SIDE ELEVATION**

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



A4

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEER:  
 VLADIMIR CONSTANT, P.E.  
 7 MELRICK CT.  
 WESTBURY, NY 11590

PROJECT:  
 PROPOSED TWO STORY,  
 ONE FAMILY DWELLING AT  
 63 PRINCE AVENUE  
 FREEPORT, NY 11520

DRAWING TITLE  
 EXTERIOR ELEVATIONS

September 10, 2024

**To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board**  
**From: SRJ Associate LLC**

**RE: 63 Prince Ave, Freeport, NY 11520**

**Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44**

**Building Permit Application #20243801**

**Description: Construct 2-story one family dwelling with attached garage 2,751 SF**

To Site Plan Review Board:

On September 10, 2024 I attended a preliminary meeting with the Site Plan Review Board and discussed my application to construct a new and contemporary, colonial home located at 63 Prince Avenue. Please know all finalized details and feedback have been incorporated into the below list. I look forward to the opportunity to present this work on September 24, 2024 at a Public Hearing before the Site Plan Review Board:

I am constructing a new, contemporary, colonial home located at 63 Prince Avenue. Details are as follows:

- 2,751 square foot home
- Two stories
- Siding color- Saddle; color manufactured by Westlake Royal Building Products
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Saddle colored vinyl shakes; color manufactured by Westlake Royal Building Products
- All trims and corners colored- Aspen White; color manufactured by Westlake Royal Building
- Roof color- Cedar Falls; color manufactured by Timberline HDZ
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels

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- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top
- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 ft 6 in by 5 ft) with accompanying white vinyl railings on each side with white spindles
- Front treads to be MSI Rockmount Stacked Stone, Color: Golden Honey
- Driveway will accommodate two car parking
- Driveway will be concrete (gray concrete)
- Landscaping will include Azalea and Rhododendron plants in front of home, 1 approximately 5 foot tree, and 3 small bushes around the tree
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey  
Owner

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Application Date: 9/6/24  
Fees Paid: 9/225

SP# 3773

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: 127 Lillian Ave ZONING DISTRICT Residence A  
SECTION 55 BLOCK 372 LOT 122 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Antonio Seminatore</u>		Name: <u>Lucero De La Cruz + Walter Huaymares</u>
Address: <u>60 W 3rd St</u> <u>Freeport NY 11520</u>		Address: <u>127 Lillian Ave</u> <u>Freeport, NY 11520</u>
Telephone #: <u>516-902-8169</u>		Telephone #: <u>516-469-2298</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Propose 400 SF addition to second floor

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.

\_\_\_\_\_  
APPLICANT'S SIGNATURE  
DATE 8/21/2024

Sworn to before me this 21st  
day of August, 2024.  
\_\_\_\_\_  
Notary Public

FREDERICK BOLLER  
Notary Public, State of New York  
No. 0280034748  
Qualified in Nassau County  
Commission Expires December 14, 2027

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

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE  
DATE 08/22/2024

Sworn to before me this 22  
day of August, 2024.  
\_\_\_\_\_  
Notary Public

LINDA M. WEISS  
Notary Public, State of New York  
No. 40711601  
Qualified in Nassau County  
Commission Expires September 10, 2026

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: _____

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

August 6, 2024

Lucero De La Cruz & Walter Huaymares  
127 Lillian Ave  
Freeport, NY 11520

RE: 127 Lillian Ave , Freeport, NY  
Zoning District – Residence A Sec. 55 Blk. 372 Lot 122  
Building Permit Application #20243858

Description: Propose 400 SF addition to second floor.

Dear Ms.

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 377-3632.

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk

ZBA Approval Needed: NO

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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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. 20243858

Location: 127 Lillian Ave, Freeport, NY 11520

Applicant: Lucero De La Cruz & Walter Huaymares

Description: Propose 400 SF addition to second floor.

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: August 6, 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

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**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">2nd Floor</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">2nd Floor addition</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">addition to 2nd floor</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Lucero M. Ardiles De la Cruz</p>		Telephone: (516) 469-7798	
		E-Mail: lucero.ardiles1992@gmail.com	
Address: <p style="text-align: center; font-size: 1.2em;">127 Lillian Avenue</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11520</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?		NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?		<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 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: _____		NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES	
b. Is the proposed action located in an archeological sensitive area?		<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?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<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?		NO	YES	
16. Is the project site located in the 100 year flood plain?		NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES	

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
2024 SEP - 6 A 10:44	<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
CEEMA'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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Hydrogen M Architects De Lora</u> Date: <u>06/20/2024</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, 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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<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<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)

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2024/3858

Filing Date 7/19/24

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## 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>122</u> <u>Lillian Avenue</u> ZONING DISTRICT <u>Residence A</u> (No.) (Street)
	BETWEEN _____ AND _____ (Cross Street) (Cross Street)
	SECTION <u>55</u> BLOCK <u>372</u> LOT <u>122</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

<b>A. TYPE OF IMPROVEMENT</b> 1   <input type="checkbox"/> New building 2   <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential, none) <u>none</u> 3   <input type="checkbox"/> Swimming Pool 4   <input type="checkbox"/> Repair (replacement) 5   <input type="checkbox"/> Bulkhead (New, Repair) 6   <input type="checkbox"/> Fence 7   <input type="checkbox"/> Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> RESIDENTIAL 11   <input checked="" type="checkbox"/> One Family 12   <input type="checkbox"/> Two families 13   <input type="checkbox"/> Apartment - Enter No. of Units _____ 14   <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15   <input type="checkbox"/> Garage or Accessory Structure 16   <input type="checkbox"/> Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17   <input type="checkbox"/> Industrial 18   <input type="checkbox"/> Office, bank, professional 19   <input type="checkbox"/> Stores, mercantile 20   <input type="checkbox"/> Church, other religious 21   <input type="checkbox"/> Hospital, institutional 22   <input type="checkbox"/> Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>15000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>maintain + addition to second floor</u>	

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

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Lucero M Ardiles Delacruz</u> <u>Walter N Ardiles Huayamenes</u>	<u>122 Lillian Avenue</u> <u>Freeport NY 11520</u>	<u>516</u> <u>469</u> <u>7299</u>
2. Contractor	<u>Walter N Ardiles / Lu</u> <u>Huayamenes Home Improvement</u>	<u>691 Seaman Avenue</u> <u>Belders NY 11510</u>	<u>516 732</u> <u>1267</u>
3. Architect or Engineer	<u>Antonio Seminatore</u> <u>Tecnico Suss LLC</u>	<u>60 W 3rd St</u> <u>Freeport NY 11520</u>	<u>516</u> <u>902</u> <u>8169</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. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Notary Public: LINDA M. WEISS Contractor or Owner: Lucero Ardiles Delacruz  
 Commission Expires September 10, \_\_\_\_\_ Address: 122 Lillian Avenue  
LINDA M. WEISS 516 469 7298  
 Notary Public, State of New York  
 No. 207,561  
 State of New York Qualified in Nassau County  
 Commission Expires September 10, \_\_\_\_\_  
 County of Nassau  
Lucero M. Ardiles Delacruz being duly sworn, says that she is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of Her knowledge and belief and agrees to conform to all applicable laws of this State.

**V. FLOOD ZONE**

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

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

**PROJECT DESCRIPTION**

Total/First Flr Square Feet

Upper Flrs Square Feet

127 Lillian Ave



Left (West) Side of House



Right (East) Side of House



Front (South) Side of House



Rear (North) Side of House

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Neighbor's House – Same side of the street



Neighbor's House – Same side of the street



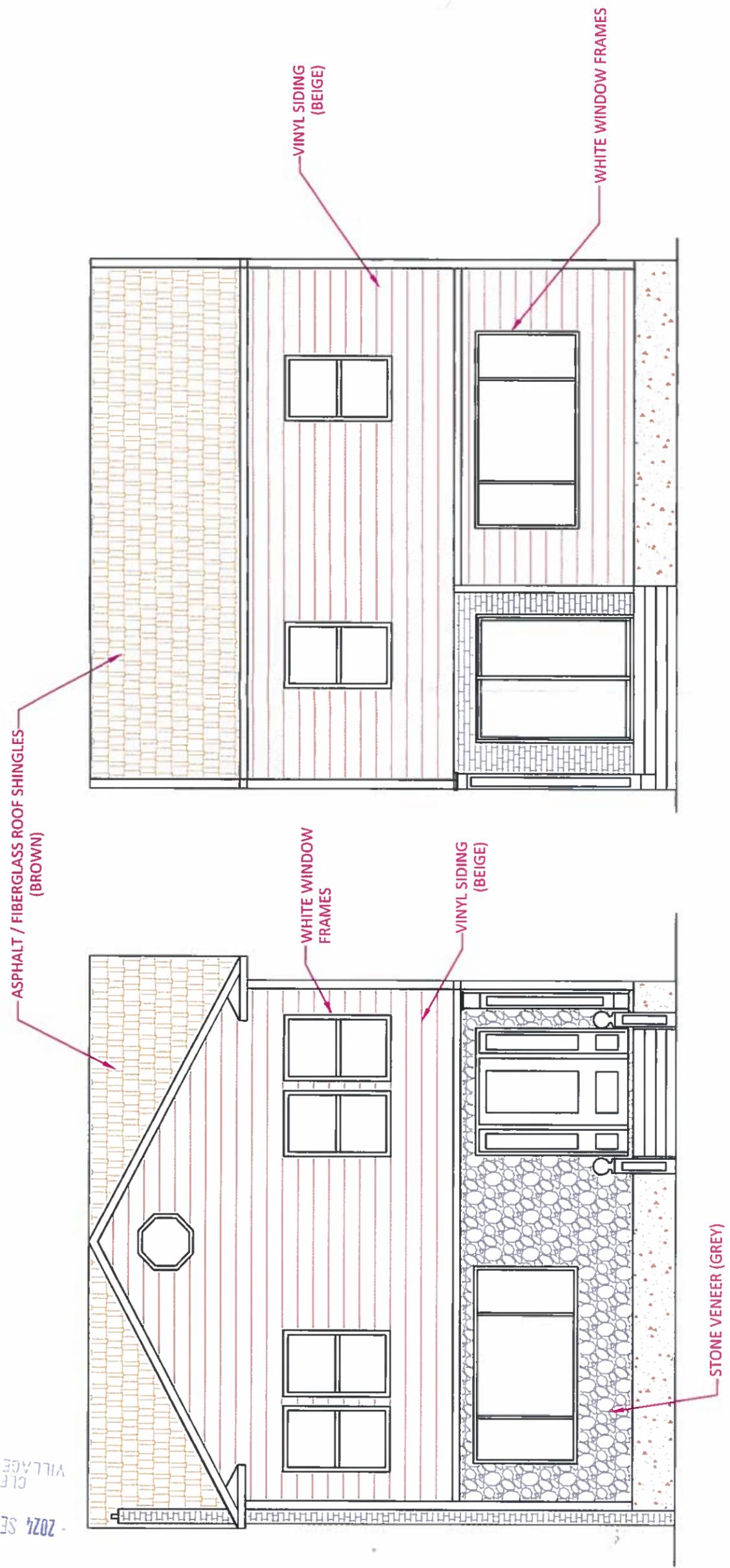
Neighbor's House – Opposite side of the street



Neighbor's House – Opposite side of the street

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VILLAGE OF EAST HONK, NY

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 VILLAGE OF FREEPORT, NY



**FRONT ELEVATION**

SCALE:  $\frac{3}{16}'' = 1'-0''$

**REAR ELEVATION**

SCALE:  $\frac{3}{16}'' = 1'-0''$

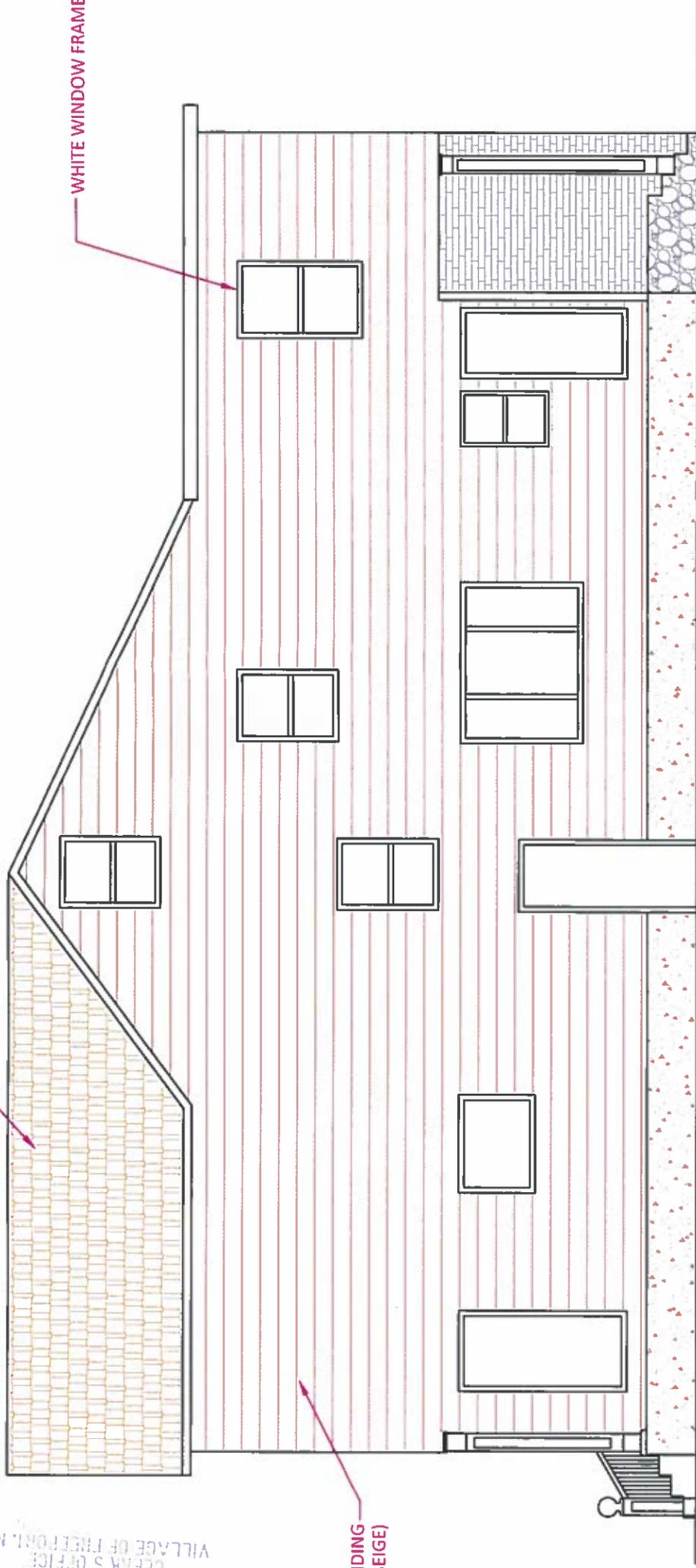
TECNICO SERVICES LLC  
 ANTONIO SEMINATORE, P.E.  
 EMAIL: TECNICOSEVICENY@GMAIL.COM  
 PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	DRAWING
ELEVATIONS	A-1

ASPHALT / FIBERGLASS ROOF SHINGLES  
(BROWN)

WHITE WINDOW FRAMES

VINYL SIDING  
(BEIGE)



### EAST ELEVATION

SCALE:  $\frac{3}{16}'' = 1'-0''$

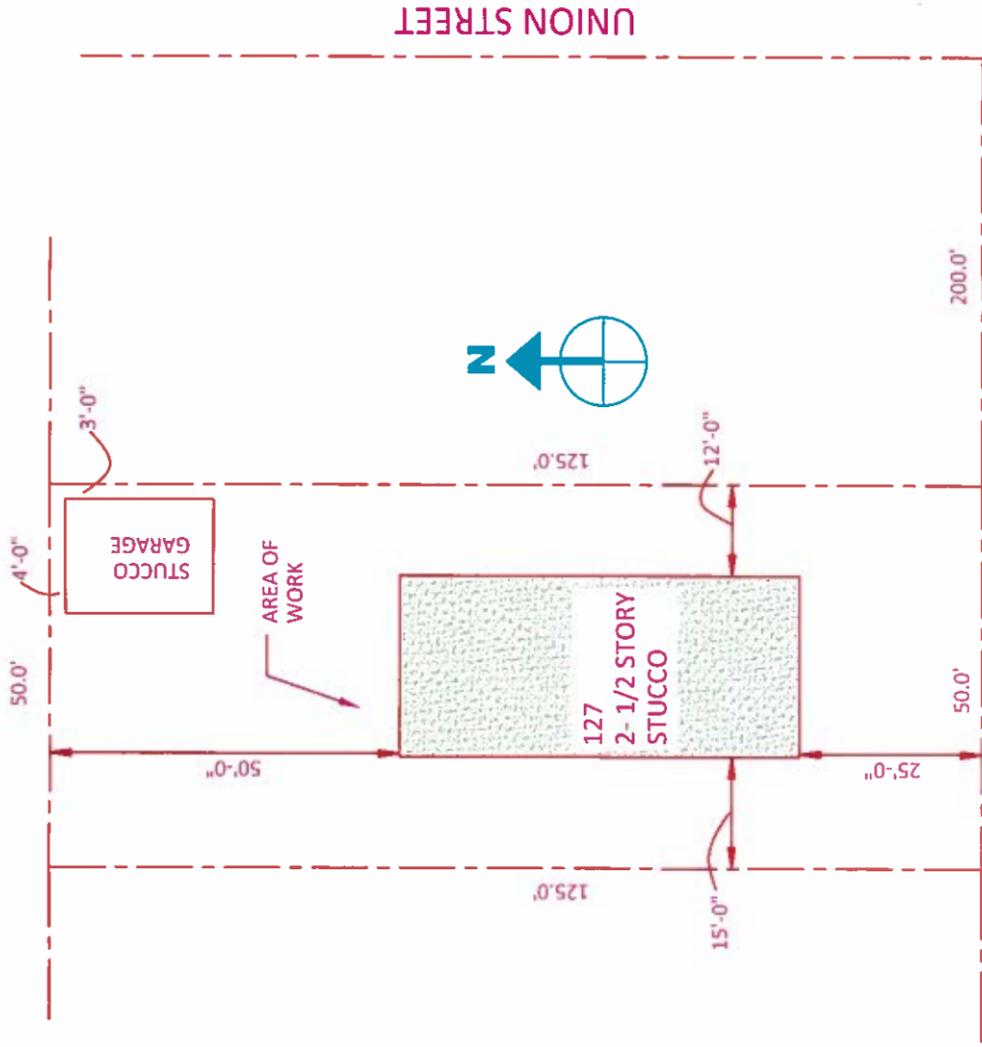


TECNICO SERVICES LLC  
 ANTONIO SEMINATORE, P.E.  
 EMAIL: TECNICOSERVICESNY@GMAIL.COM  
 PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	DRAWING
ELEVATIONS	A-2

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 VILLAGE OF FREEPORT, NY

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 VILLAGE OF FREEPORT, NY



LILLIAN AVENUE

NOTE:  
 THIS PLAN IS NOT A LEGAL  
 SURVEY. IT IS FOR ILLUSTRATION  
 PURPOSES ONLY.

**2** **SITE PLAN**  
 SCALE INT'S



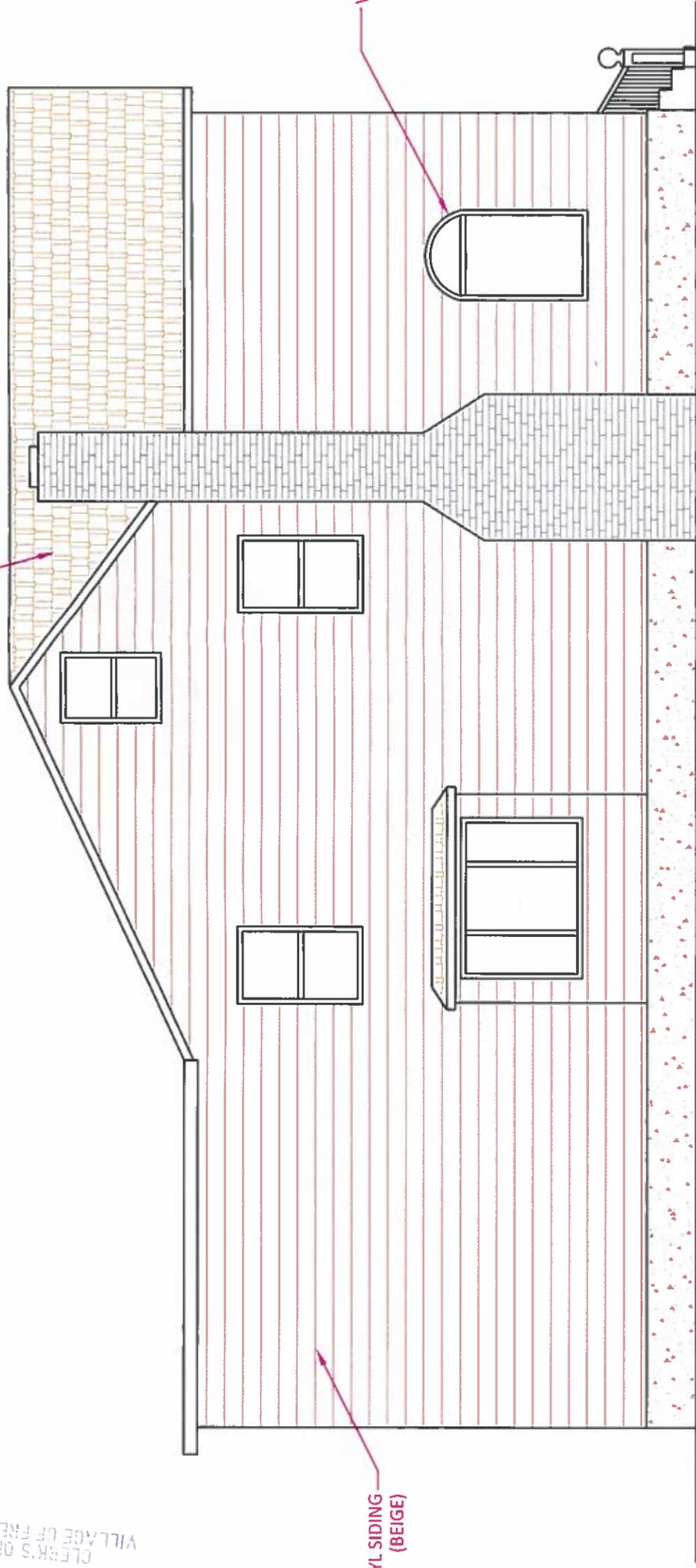
**TECNICO SERVICES LLC**  
 ANTONIO SEMINATORE, P.E.  
 EMAIL: TECNICOSEVICESNY@GMAIL.COM  
 PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	DRAWING
SITE PLAN	A-3

ASPHALT / FIBERGLASS ROOF SHINGLES  
(BROWN)

WHITE WINDOW FRAMES

VINYL SIDING  
(BEIGE)



## WEST ELEVATION

SCALE:  $\frac{3}{16}'' = 1'-0''$



**TECNICO SERVICES LLC**  
 ANTONIO SEMINATORE, P.E.  
 EMAIL: TECNICOSEVICENY@GMAIL.COM  
 PHONE: 516-902-8169

<b>PROJECT</b>	<b>DATE</b>
117 LILLIAN AVE FREEPORT, NY	8/27/24
<b>TITLE</b>	<b>DRAWING</b>
ELEVATIONS	A-4

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 VILLAGE OF FREEPORT, NY

Application Date: 08-30-2024  
Fees Paid: # 235

SP# 3774

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: 498 South Long Beach Ave ZONING DISTRICT Residence A B-A  
Freeport NY 11520  
SECTION 62 BLOCK 153 LOT 241 LOT SIZE: 8,800 S.F  
80' X 110'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Salvador de Jesus Perez Aquino</u>	Name: <u>Salvador de Jesus Perez Aquino</u>
Address: <u>498 South Long Beach Ave</u> <u>Freeport NY 11520</u>	Address: <u>498 South Long Beach Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>516 996 3513</u> <u>631 575 6254 - 917 251 7614</u>	Telephone #: <u>516 996 3513</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Install 12'x16' Rear Deck with Stairs.  
(10'8" Aboveground Approx.)  
Remove window and replace with New sliding door.

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.  
X YES \_\_\_\_\_ NO

Salvador Perez  
APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 08-30-2024  
Sworn to before me this 30 day of 08, 2024  
Notary Public



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

Schroeder D. P.  
PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 08-30-2024  
Sworn to before me this 30 day of 08, 2024  
Notary Public



FOR VILLAGE USE ONLY

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

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**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
September 6, 2024

Salvador De Jesus  
498 S Long Beach Ave  
Freeport, NY 11520

RE: 498 S Long Beach Ave, Freeport, NY 11520  
Zoning District: Residence A Sec. 62 Blk. 153 Lot 241  
Building Permit Application #20243807  
Description: Install 12' x 16' rear wood deck with stairs and new sliding door.

Dear Ms.

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 377-3632.

Very truly yours,

*Sergio A. Mauras*

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

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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ZBA Approval Needed: 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. 20243807

Location: 498 S Long Beach Ave

Applicant: Salvador de Jesus

Description: Install 12' x 16' rear wood deck with stairs and new sliding door.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: September 6, 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.

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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: <u>Raised Pear Wood Deck.</u>				
Project Location (describe, and attach a location map): <u>498 South Long Beach Ave (Freeport NY, Corner lot, with Casino Street.</u>				
Brief Description of Proposed Action: <u>Raised Pear wood Deck 12'x16' and Stair. 1018" ± Above ground. No changes for existing Building. - Remove window and Replace with New Sliding door.</u>				
Name of Applicant or Sponsor: <u>Salvador De Jesus Perez Aquino (owner).</u>		Telephone: <u>516 996 3513.</u>		
Address: <u>498 South Long Beach Ave.</u>		E-Mail: <u>Salvadorrick7@aol.com</u>		
City/PO: <u>Freeport</u>		State: <u>NY</u>	Zip Code: <u>11520.</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.202</u> acres		
b. Total acreage to be physically disturbed?		<u>0.0058</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] NA If No, describe method for providing potable water: _____	NO	YES	
	<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 type="checkbox"/> NO <input type="checkbox"/> YES] NA If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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?	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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input 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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Salvador D. Perez</u>		Date: <u>06-06-2024</u>
Signature: <u>SALVADOR DE JESUS PEREZ AQUINO</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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 FOLEY, 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)

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243807

Filing Date 6/14/24

## 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>498 South Long Beach Ave.</u> ZONING DISTRICT <u>B-A.</u>
	BETWEEN <u>Front St.</u> AND <u>Casino St.</u>
	SECTION <u>62</u> BLOCK <u>153</u> LOT <u>241</u> APPROX. LOT SIZE <u>80</u> x <u>110</u> LOT AREA <u>8,800 SF.</u>

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
<b>A. TYPE OF IMPROVEMENT</b> 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (if replacement, enter number of new housing units added, if non-state name) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Porch (New or Repair) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (Relocation)	<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or apartment - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ <b>NON-RESIDENTIAL - Complete Part "E"</b> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Store, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT <del>13,035.</del> <u>\$7,680.00</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>Raised Wood Deck 12'x16' and Stair.</u> <u>(10'8" Above ground) Approx.</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Salvador De Jesus Perez Aquino.</u>	<u>498 S. Long Beach Ave, Freeport, NY 11520.</u>	<u>516 996 3513.</u>
2. Contractor <u>KPA Construction Corp.</u>	<u>121 Frederick Avenue, Bellmore, NY 11710.</u>	<u>516 360 6352</u>
3. Architect or Engineer <u>Gustavo Munoz. Beatriz Firpo</u>	<u>71 Bluebird Lane, Plainview NY 11803. 125 Carlhand St, Copiague NY 11726</u>	<u>516 528 0656 Architect. 717 251 744 Expedite 631 573 6254.</u>

IV. OWNER - CONTRACTOR STATEMENT Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Exp. Date _____ Contractor or Owner <u>Salvador De Jesus Perez</u> Address <u>121 Frederick Avenue, Bellmore, NY 11710.</u> Phone <u>516 360 6352.</u>	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF YES, WHICH ZONE? <u>AE</u> IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <b>PROJECT DESCRIPTION</b> Total/First Flr Square Feet <input type="text"/> Upper Flr Square Feet <input type="text"/> # of Fixtures <input type="text"/> # of Floors <input type="text"/> Occup. Type <input type="text"/>
State of New York County of Nassau <u>Salvador Perez</u> being duly sworn, says that <u>He</u> is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alterations, is correct to the best of <u>His</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Signed to before me this <u>06</u> day of <u>June</u> 20 <u>24</u> <u>Leandro Firpo</u> Notary Public, County, N.Y.	Approved by: _____ Superintendent of Buildings

LEANDRO FIRPO  
 Notary Public - State of New York  
 NO. 01F16189540  
 Qualified in Suffolk County  
 My Commission Expires 6/14/24

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

SUBJECT PARCEL  
498 S. LONG BEACH AVE.  
FREEPORT, NY 11520



2. LEFT NEXT TO SUBJECT  
514 S. LONG BEACH AVE.  
FREEPORT, NY 11520



2.

4. FRONT TO SUBJECT  
511 S. LONG BEACH AVE.  
FREEPORT, NY 11520



3.

3. RIGHT NEXT TO SUBJECT  
6 CASINO ST  
FREEPORT, NY 11520

5. FRONT TO SUBJECT  
501 S LONG BEACH AVE  
FREEPORT, NY 11520

6. FRONT TO SUBJECT  
499 S LONG BEACH AVE  
FREEPORT, NY 11520

7. FRONT TO SUBJECT  
507 S LONG BEACH AVE  
FREEPORT, NY 11520



4.



5.



6.



7.

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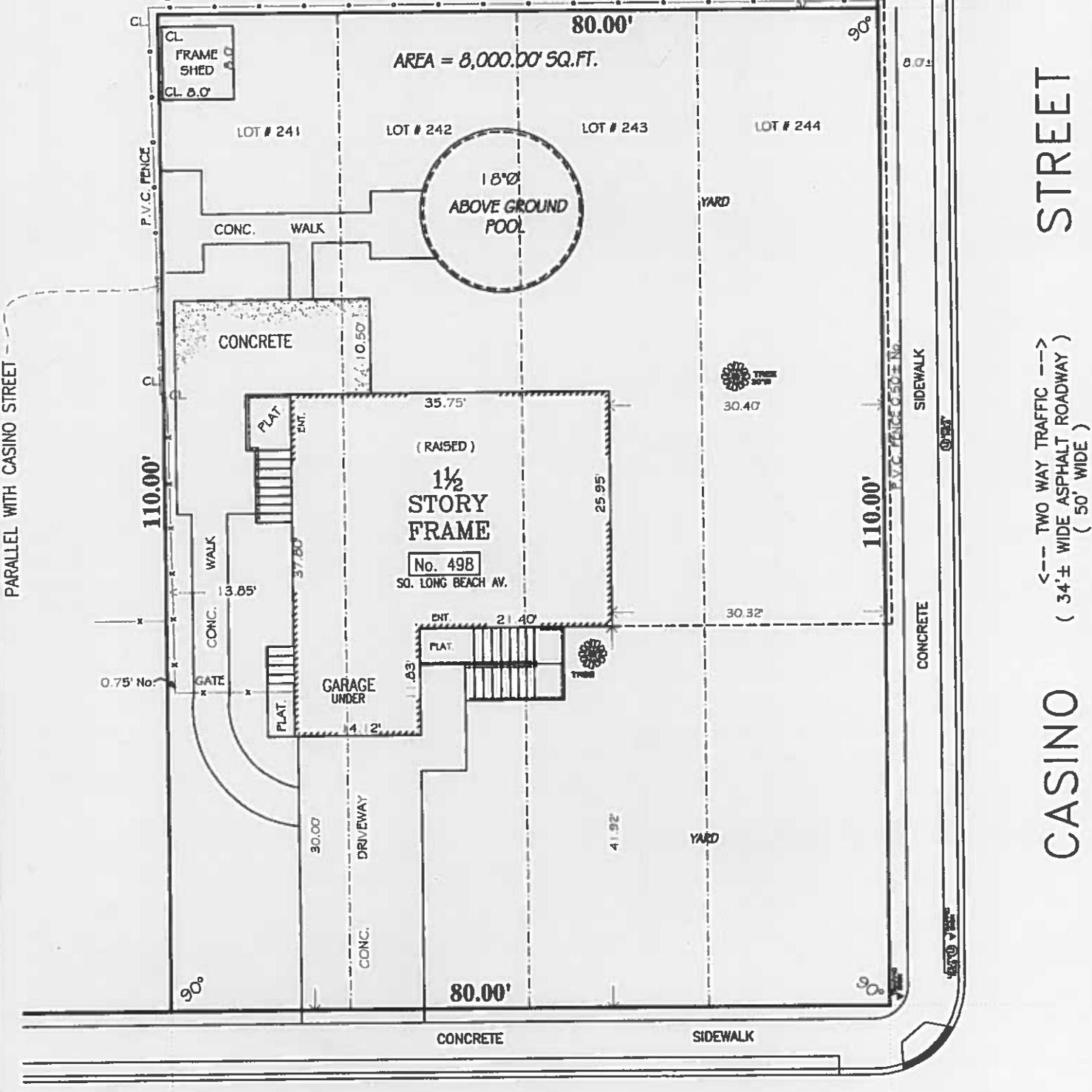
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VILLAGE OF FREEPORT



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PARALLEL WITH So. LONG BEACH AVENUE  
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CLERK'S OFFICE  
 VILLAGE OF FREEPORT, N.Y.



So. LONG BEACH (60' WIDE) AVENUE  
 TWO WAY TRAFFIC  
 (46'± WIDE ASPHALT ROADWAY)

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



SURVEYED  
 MAY 12, 2024  
 LOCATION SURVEY

FINAL SURVEY  
 1) ELEVATIONS AND ESTABLISHED BOUNDS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BLOCK: MAP OF RANDALL BAY ESTATES  
 LOT (s): 241, 242, 243 & 244 sec. 2  
 COUNTY: NASSAU  
 DWG BY: AAA

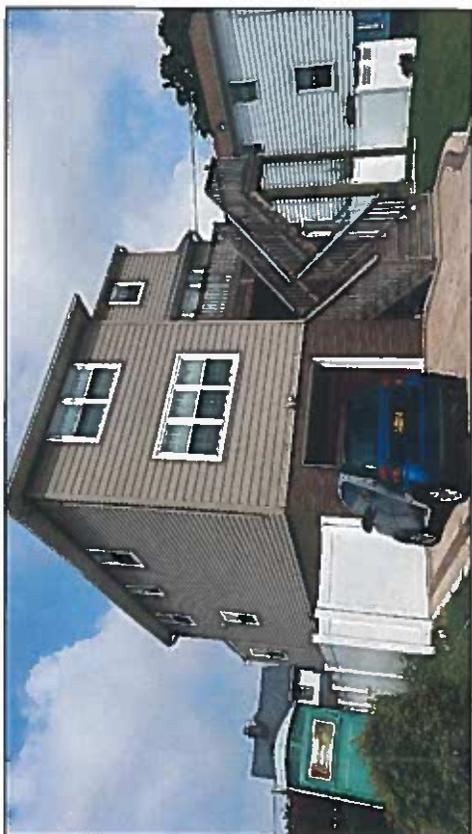
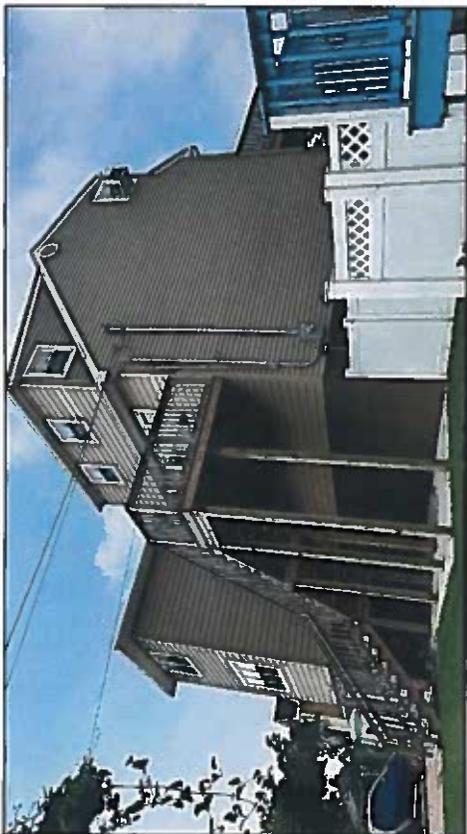
**APPLE SURVEYING**  
 16 FLAGG PLACE  
 STATEN ISLAND, N.Y. 10304  
 TEL: (718) 980-5600  
 VIGERO4@GMAIL.COM

SCALE: 1" = 16'  
 0' 5' 10' GRAPHIC SCALE 25'

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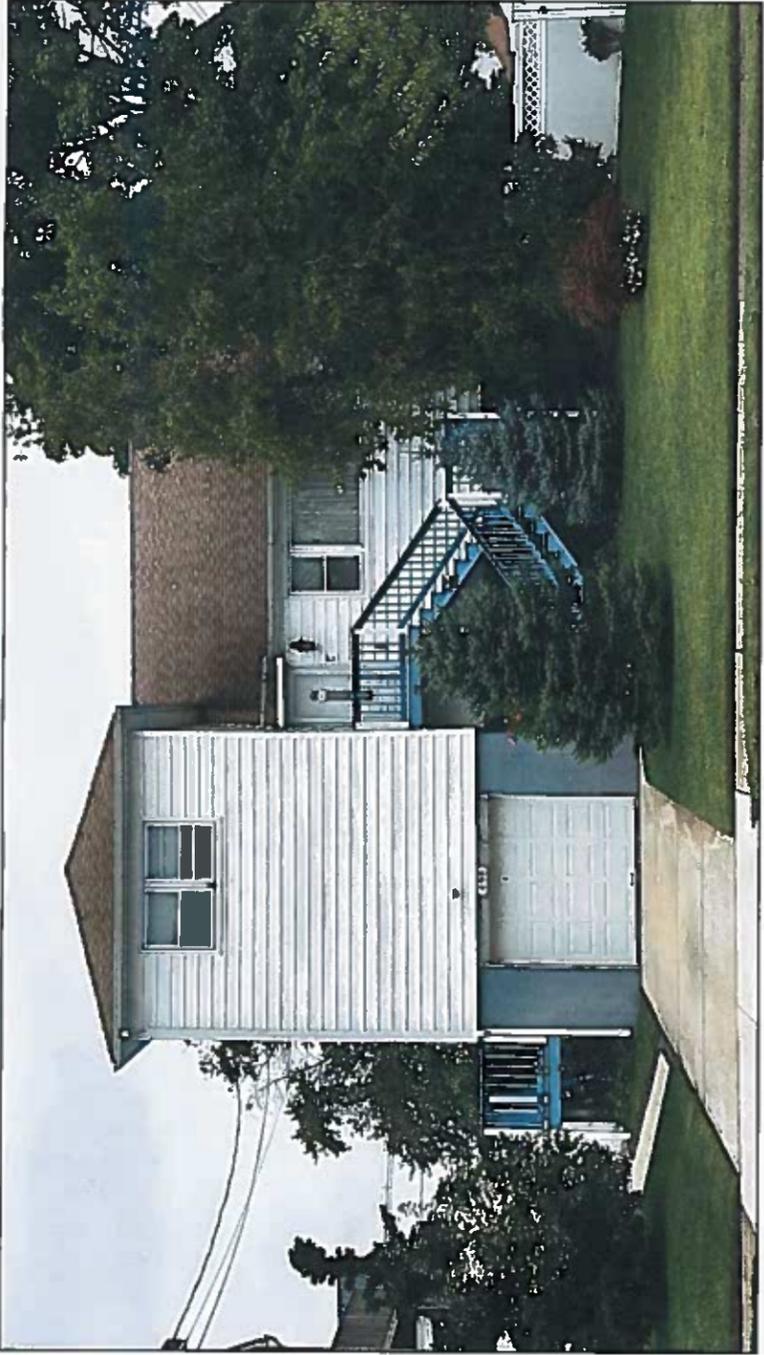
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

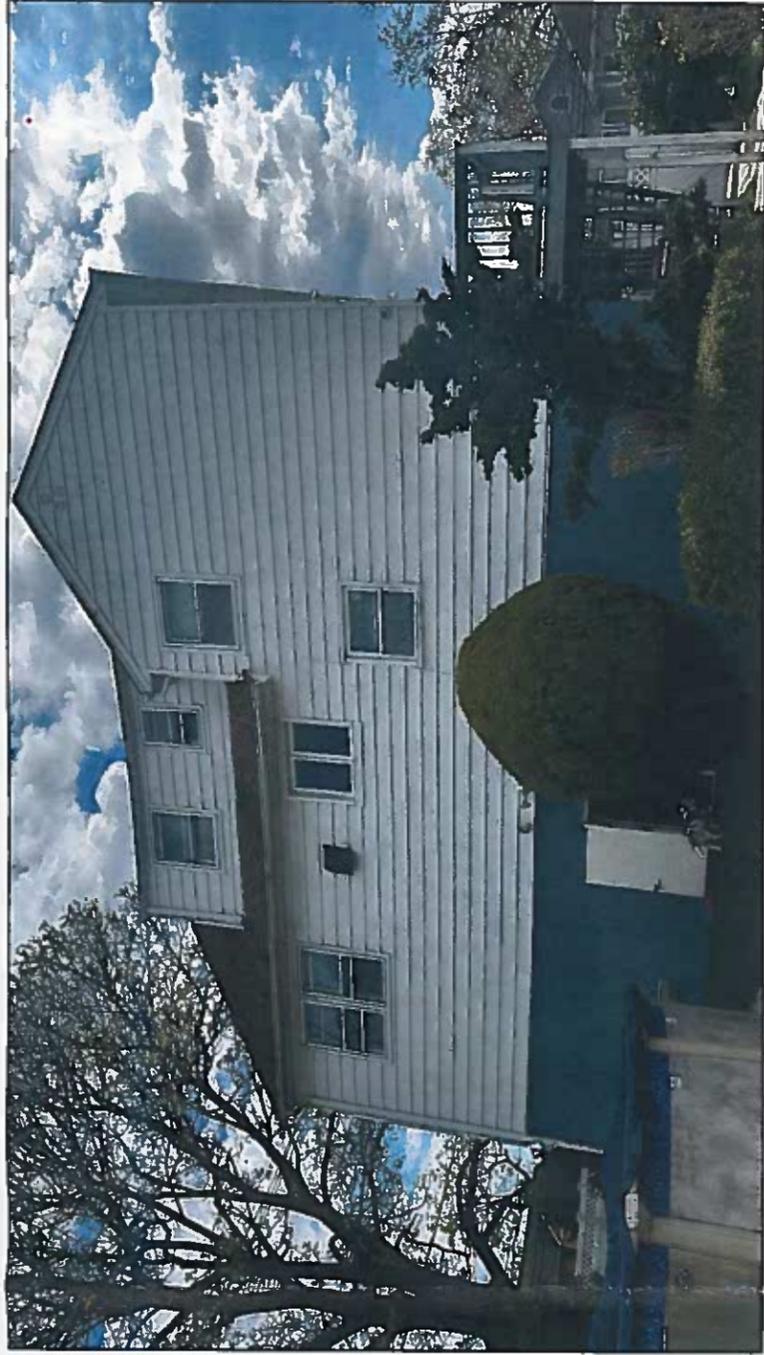


SUBJECT PARCEL  
498 S. LONG BEACH AVE.  
FREEPORT, NY 11520

1. LEFT NEXT TO SUBJECT  
502 S. LONG BEACH AVE.  
FREEPORT, NY 11520



FRONT (SOUTH)



BACK (NORTH)



SIDE (EAST)



SIDE (WEST)



SIDE (WEST)

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2024, SEP -9, A 9: 18  
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VILLAGE OF FREEPORT, NY

SITE PLAN APPLICATION

PROPERTY LOCATION:

498 SOUTH LONG BEACH AVE.  
FREEPORT, NY 11520

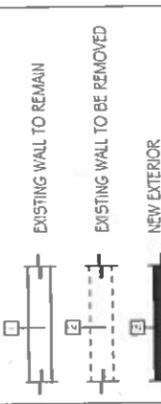
ZONING DISTRICT: RESIDENCE A, SEC.62, BLK.153, LOT 241  
BUILDING PERMIT APPLICATION # 20243807  
DESCRIPTION: INSTALL 12'X16' REAR WOOD DECK WITH STAIRS.

SUBJECT PARCEL

PROPERTY LOCATION:  
498 SOUTH LONG BEACH AVE.  
FREEPORT, NY 11520

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

WIND SPEED	WIND DIRECTION	WIND PERIOD	WIND FREQUENCY	WIND DURATION	WIND VELOCITY	WIND PRESSURE	WIND DIRECTION	WIND VELOCITY	WIND PRESSURE
20 PSF	110	C	34'	500'	34'	500'	34'	500'	34'



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125 CORTLAND STREET  
COPIAGUE, NY, 11726  
(631)575-6254  
(917)251-7614  
hopedraftingsvc@gmail.com

REVISIONS

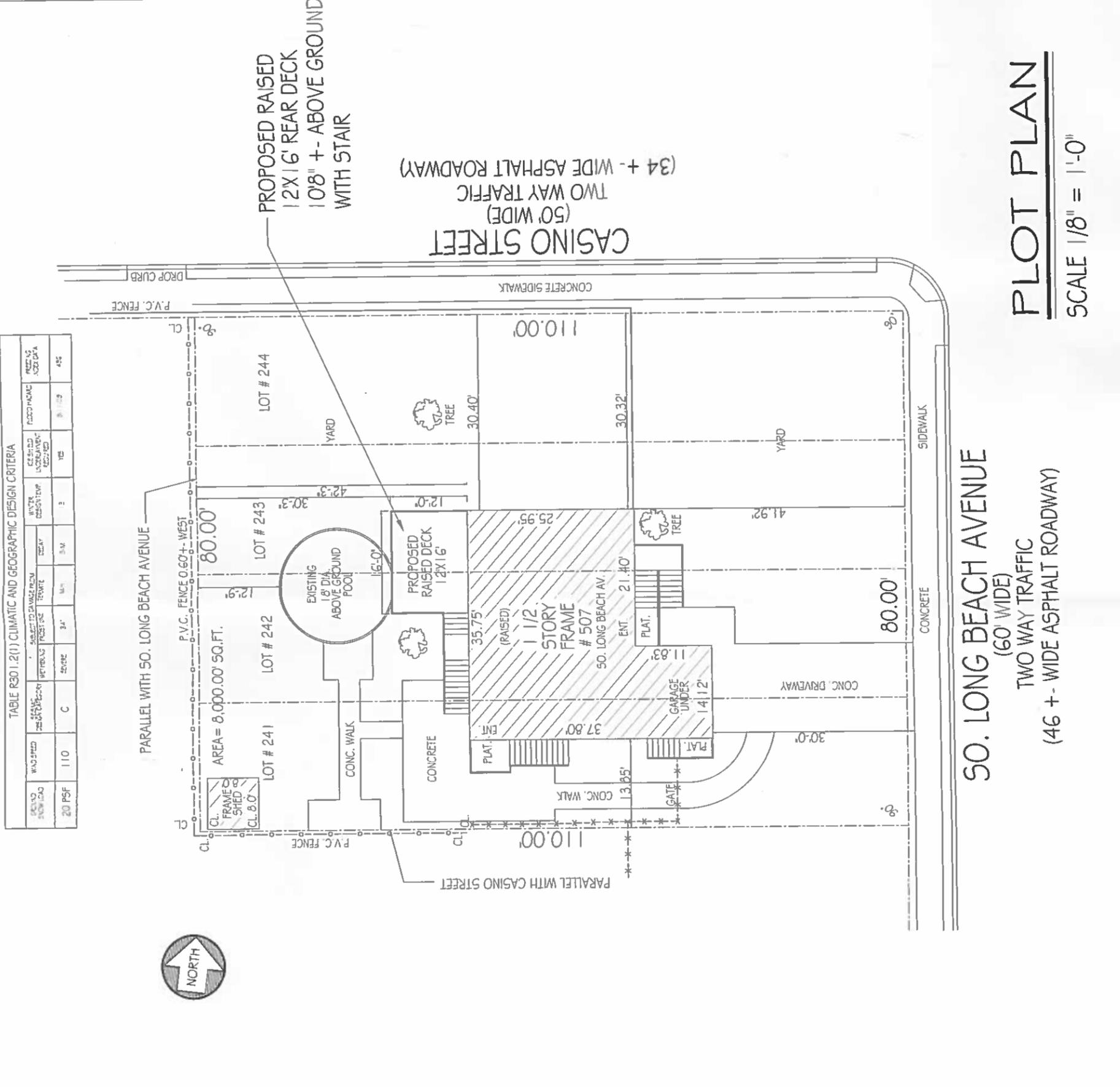
DRAWING NAME:  
**SITE INFORMATION  
PLOT PLAN**

STAMP A./E.: DATE:

DRAWING NO:  
**ZO-100.00**

DATE: 06/10/2024  
PAGE NO: 1 OF 5

DOB STAMP:  
DOB APPLICATION #:



REFERENCE STANDARDS  
ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THIS DOCUMENT ARE BASED ON THE FOLLOWING STANDARDS:  
■ BUILDING CODE OF NEW YORK STATE 2020  
■ ELECTRICAL CODE OF NEW YORK STATE 2020  
■ FIRE CODE OF NEW YORK STATE 2020  
■ MECHANICAL CODE OF NEW YORK STATE 2020  
■ ENERGY CONSERVATION CONSTRUCTION CODE 2020

ENERGY CONSERVATION CONSTRUCTION CODE  
THE FOLLOWING WORK SHALL BE IN ACCORDANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE 2020.  
1. ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THIS DOCUMENT ARE BASED ON THE FOLLOWING STANDARDS:  
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

BUILDING PLAN REVIEW NOT  
AN INCORPORATED VILLAGE OF FREEPORT  
BUILDING PLAN EXAMINER HAS REVIEWED  
THIS DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL  
REQUIREMENTS OF THE INCORPORATED VILLAGE OF FREEPORT  
AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF  
NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH  
THE CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE  
SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED  
PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE IS  
INTERPRETED AS AN AFFIRMATION THAT TO THE BEST OF THE  
LICENSEE'S BELIEF AND INFORMATION THE WORK IN THE  
DOCUMENT IS:  
1. IS ACCURATE.  
2. CONFORMS WITH GOVERNING CODES APPLICABLE AT THE  
TIME OF SUBMISSION.  
3. CONFORMS WITH REASONABLE STANDARDS OF PRACTICE  
AND ANTICIPATED TO THE SAFEGUARDING OF THE HEALTH,  
PROPERTY AND WELFARE.  
4. IS THE RESPONSIBILITY OF THE LICENSEE.

SCOPE OF WORK:  
PLANNED FOR:  
PROPOSED ELEVATE REAR DECK 12' X 16' 108\"/>

DRAWING LIST:  
ZD-100.00 SITE INFORMATION, PLOT PLAN  
11-100.00 GENERAL NOTES  
A-100.00 GROUND FLOOR PLAN, FRAMING DECK AND DETAILS  
A-101.00 FIRST FLOOR, SECOND FLOOR  
A-102.00 ELEVATIONS

**SITE INFORMATION**  
PREMISES: 498 SOUTH LONG BEACH AVE, FREEPORT, NY 11520  
SECTION: 62  
BLOCK: 153  
LOT: 241  
ZONE: R-A

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	6,800 SF	NO CHANGE
STREET FRONTAGE	50'	80' AND 110'	NO CHANGE
LOT COVERAGE	30%	18 %	21.3 %
HEIGHT	35'	30'7"	NO CHANGE
FRONT YARD SETBACK	20'	30' AND 30.32'	NO CHANGE
SIDE YARD SETBACK	5'	13.85'	NO CHANGE
REAR YARD SETBACK	20'	42'3"	30'3"
GARAGE/SHED	10%	64 S.F.	NO CHANGE
ROOFED DECK	—	—	—
UNROOFED DECK	—	—	192 S.F.
DECK HEIGHT	—	—	10' 8"
ABOVE GROUND POOL	—	255 S.F.	NO CHANGE

**PLOT PLAN**  
SCALE 1/8" = 1'-0"

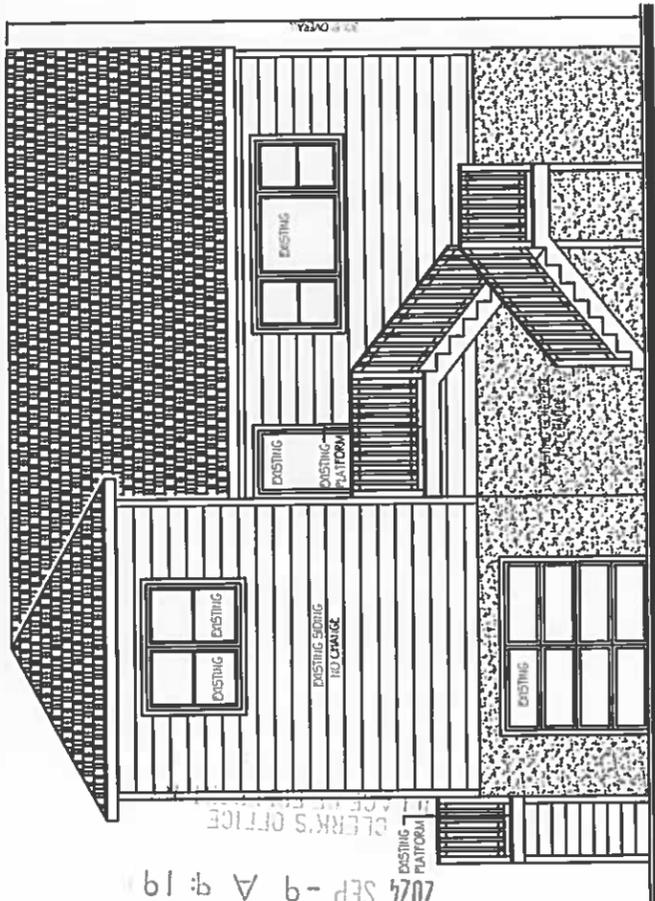
50. LONG BEACH AVENUE  
(60' WIDE)  
TWO WAY TRAFFIC  
(46 + - WIDE ASPHALT ROADWAY)

CASINO STREET  
(50' WIDE)  
TWO WAY TRAFFIC  
(34 + - WIDE ASPHALT ROADWAY)

RECEIVED

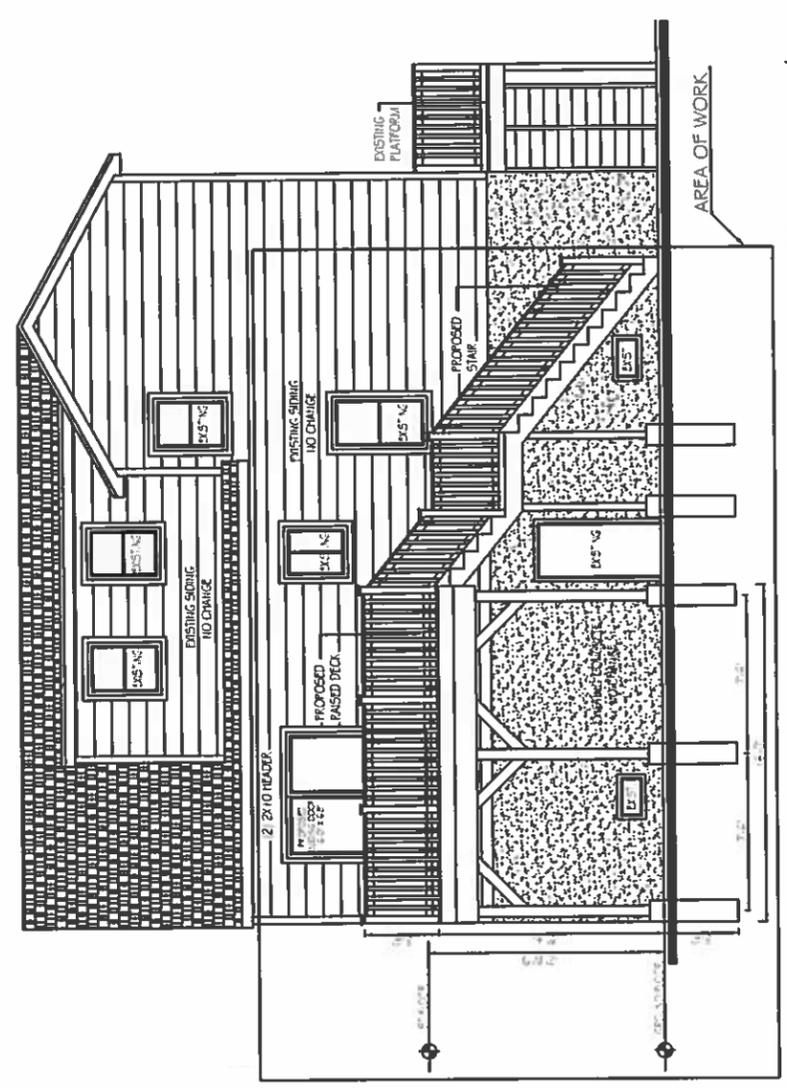
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CLERK'S OFFICE



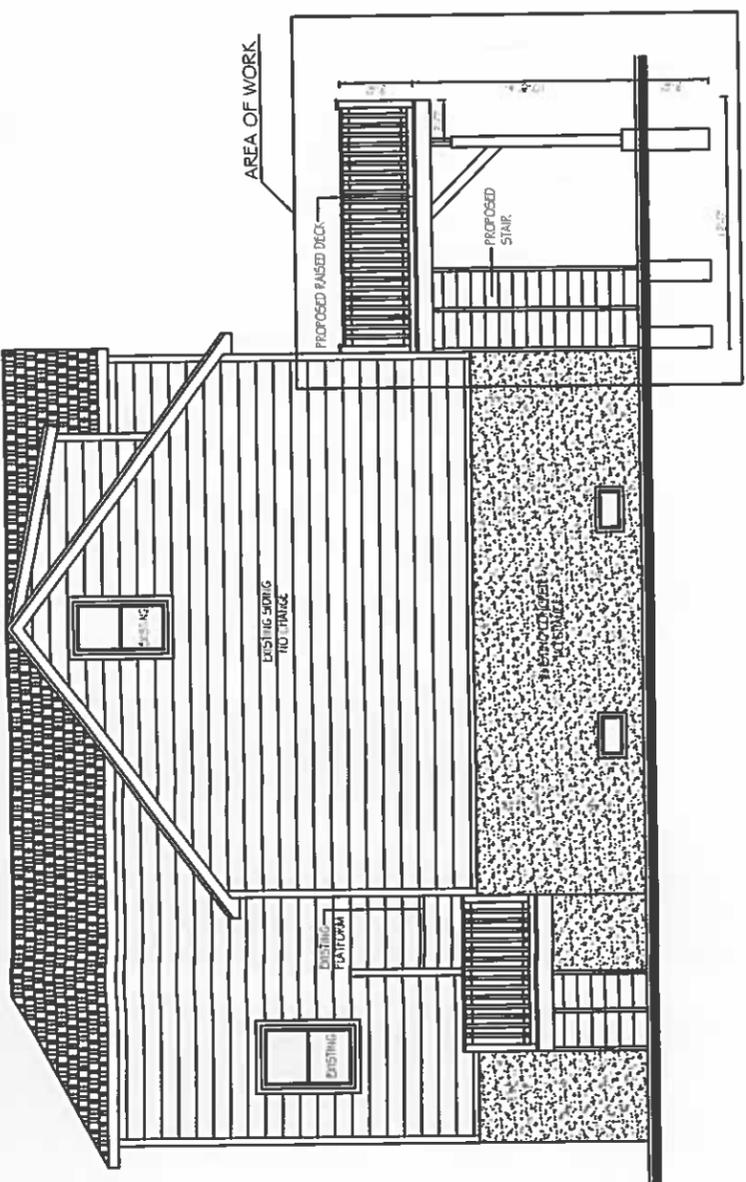
EXISTING SPLIT LEVEL FRAME DWELLING (NO CHANGE)

**SOUTH ELEVATION**  
SCALE NTS



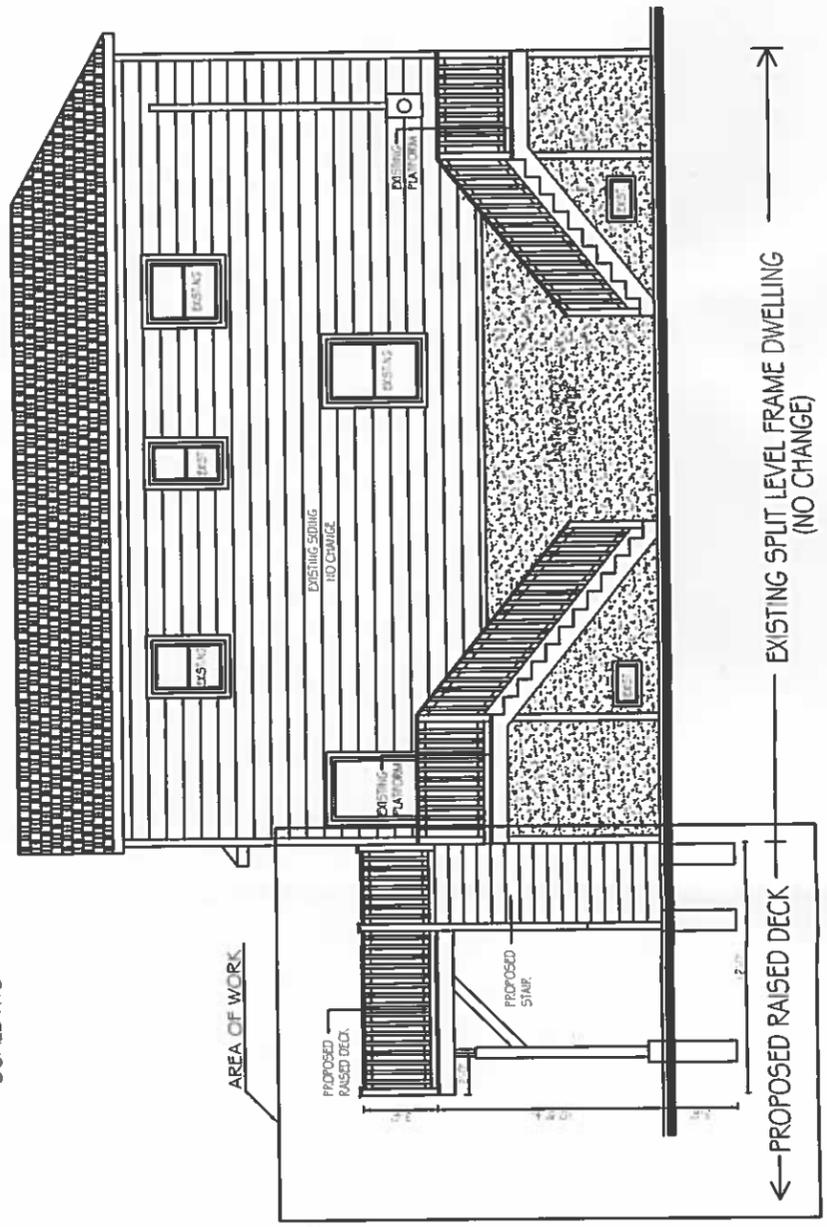
EXISTING SPLIT LEVEL FRAME DWELLING (NO CHANGE)  
PROPOSED RAISED DECK — PROPOSED STAIR

**NORTH ELEVATION**  
SCALE NTS



EXISTING SPLIT LEVEL FRAME DWELLING (NO CHANGE)

**EAST ELEVATION**  
SCALE NTS



EXISTING SPLIT LEVEL FRAME DWELLING (NO CHANGE)

**WEST ELEVATION**  
SCALE NTS

PROPERTY LOCATION:  
498 SOUTH LONG BEACH AVE.  
FREEPORT, NY 11520

**LEGEND:**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW EXTERIOR
- NEW INTERIOR WALL
- EXTERIOR FINISH SYSTEM
- CULTURED STONE SYSTEM
- VINYL SIDING SYSTEM
- BRICK VENEER SYSTEM
- HAND-DRAWN SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE
- 75 CFM AHJ-REQUIRED FAN (A-102 IS REQUIRED)
- NEW DOOR

**REVISIONS**

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COPIAGUE, NY, 11726  
(631)575-6254  
(917)251-7614  
hopedraftingsvc@gmail.com

DRAWING NAME:  
**ELEVATIONS**

STAMP A./E.: DATE:

DRAWING NO.:

DATE: PAGE NO.:

DOB STAMP:

DOB APPLICATION #: 2024-3807

**SITE PLAN APPLICATION**

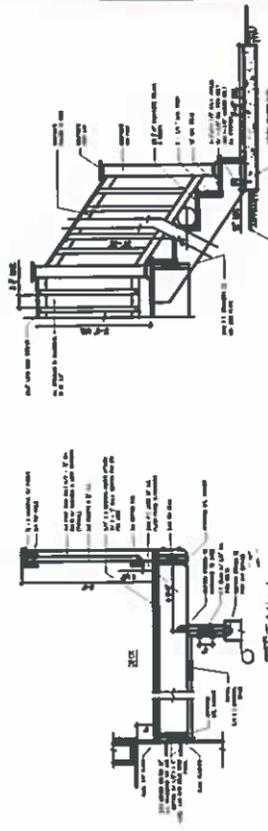
**PROPERTY LOCATION:**

**498 SOUTH LONG BEACH AVE.  
FREEPORT, NY 11520**

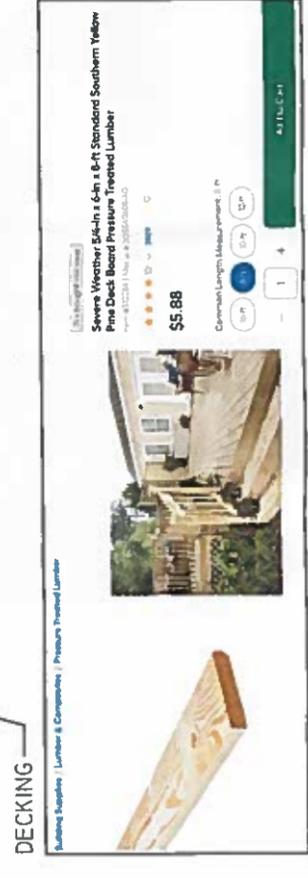
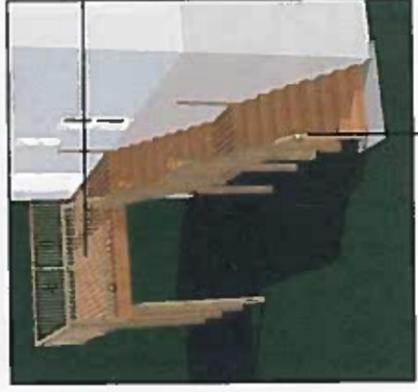
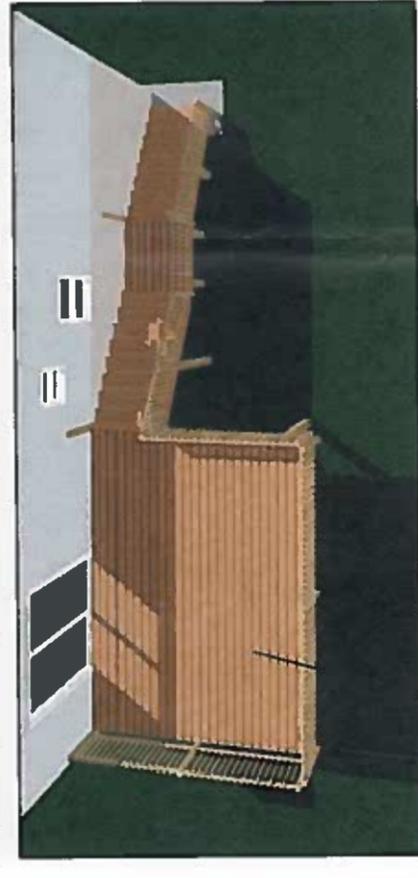
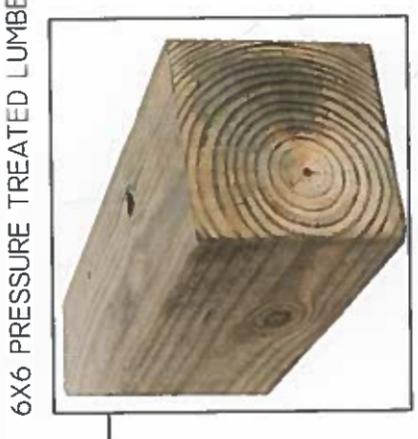
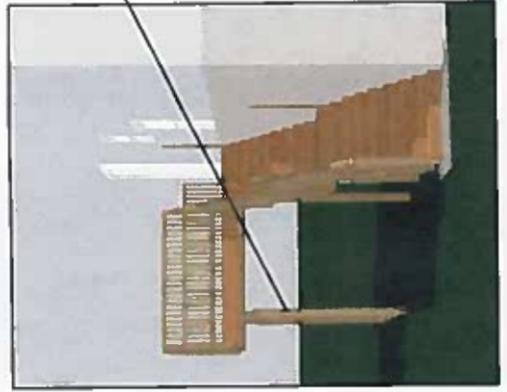
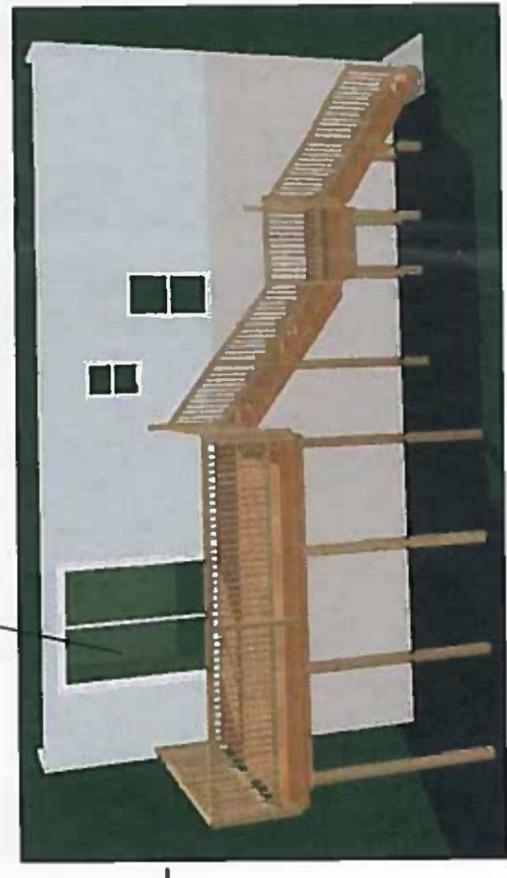
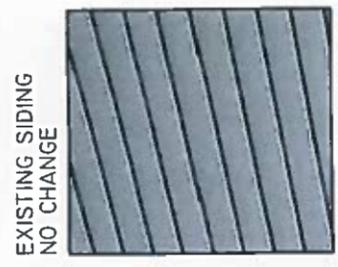
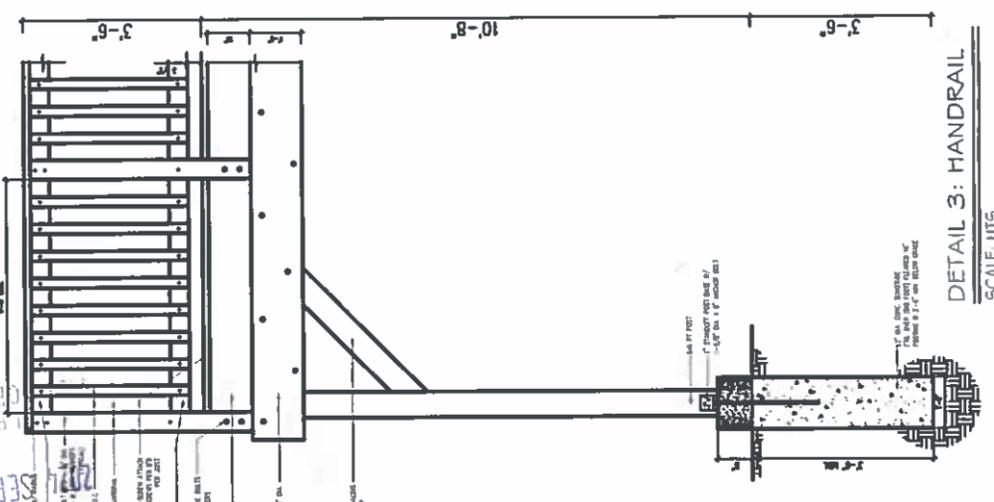
**ZONING DISTRICT: RESIDENCE A, SEC.62, BLK.153, LOT 241**

**BUILDING PERMIT APPLICATION # 2024-3807**

**DESCRIPTION: INSTALL 12'X16' REAR WOOD DECK WITH STAIRS.**



RECEIVED  
SEP-9-14  
CITY ENGINEER'S OFFICE  
OFFICE OF FIRE PREVENTION





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2024 OCT -3 P 12:07

322 MILLER AVE  
FREEPORT, NY

PERSPECTIVE RENDERING

322 MILLER AVENUE, FREEPORT, NEW YORK

PEI-DAU LIU, RA, ARCHITECT  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
 Tel. : (516) 580-1787

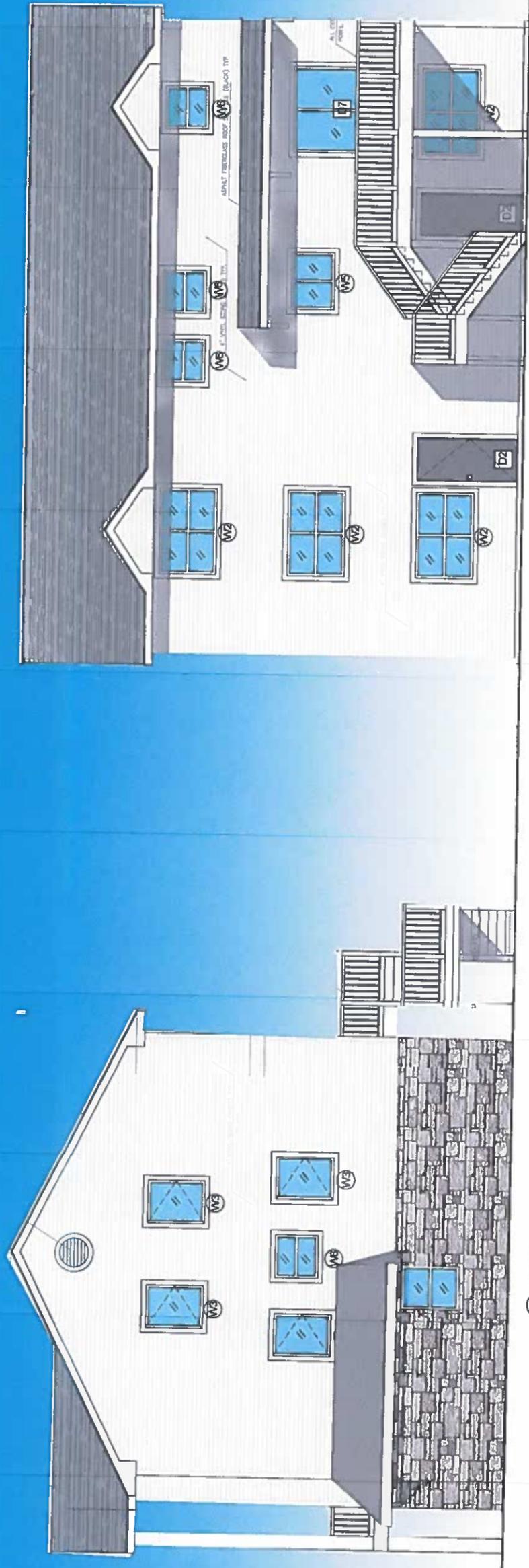
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PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE  
 SHEET TITLE: 322 MILLER AVENUE, FREEPORT, NY  
 PROPOSED ELEVATIONS

JOB NUMBER: 24032  
 PATH: PATHNAME  
 FILENAME  
 DRAWN BY: PCL  
 DATE: 08-20-2024  
 REVIEWED: 08-20-2024

SHEET NUMBER: A-3.00  
 3 OF 6

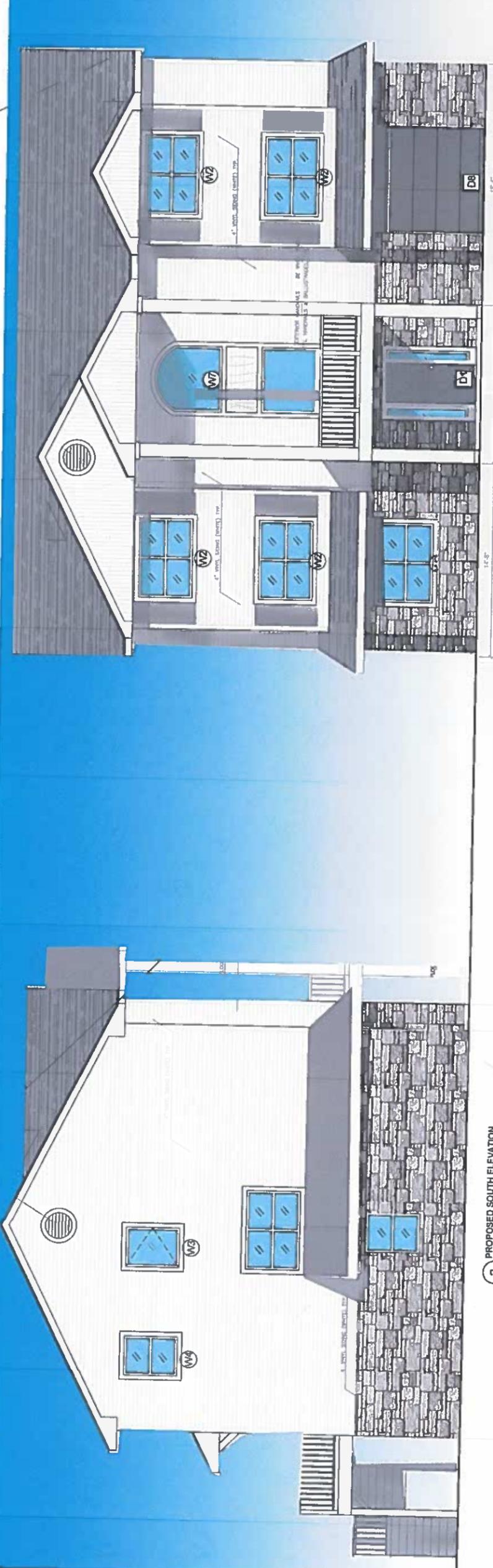
CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY



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

NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK).  
 2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.

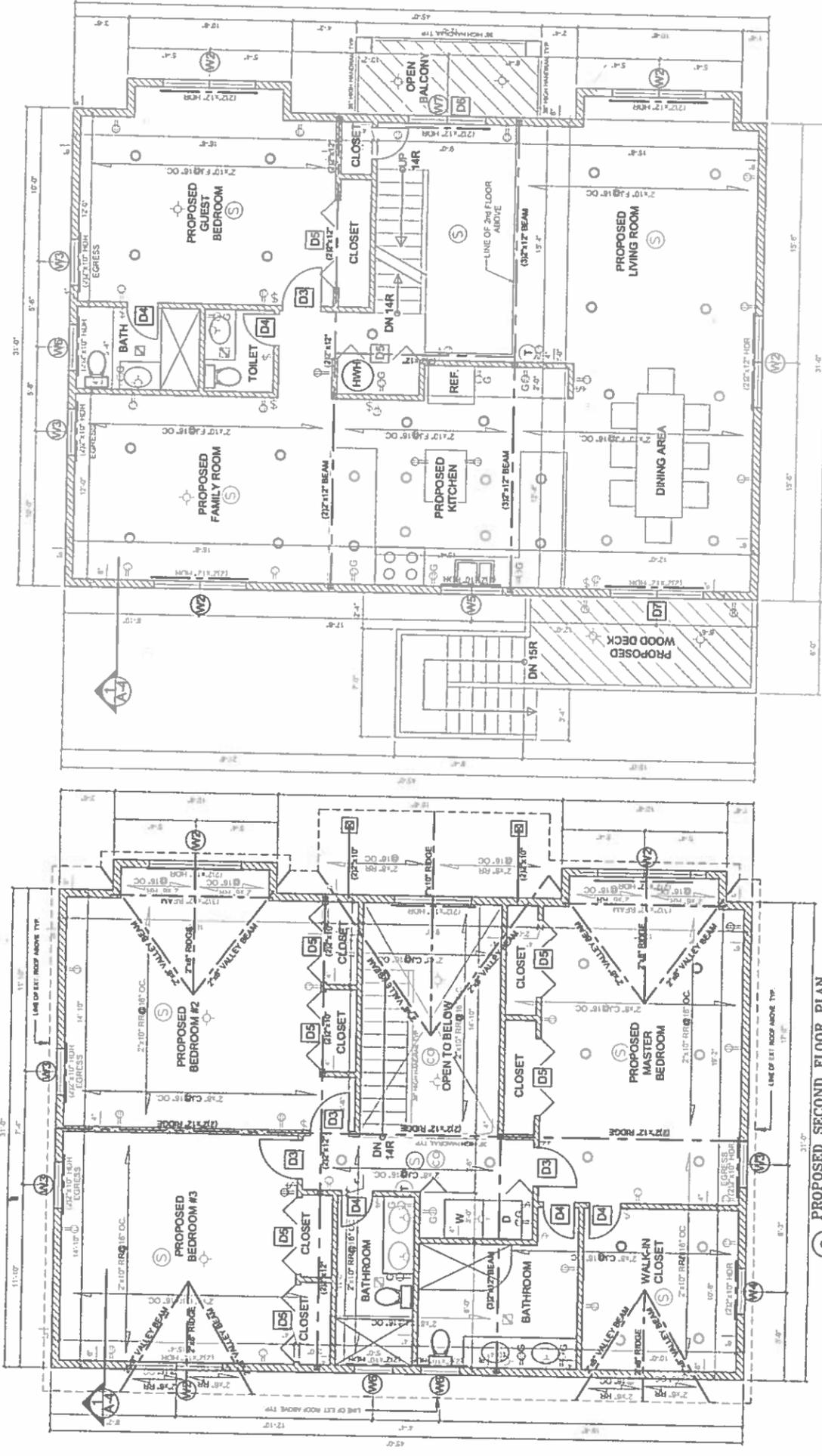
3 PROPOSED WEST ELEVATION  
 SCALE 1/4" = 1'-0"



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

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

1/4" = 1'-0" SIDE PROPERTY LINE



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

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

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF FREEPORT, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
  - LINE LOADS: FIRST FLOOR = 40 PSF; SECOND FLOOR = 40 PSF; LIVING AREAS, 30 PSF SLEEPING AREAS; ROOF = 45 PSF
  - ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEW-FIR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,500,000 PSI; REPEATED STRESS IN USE; AND F<sub>b</sub> = 1,400 PSI; POSTS TO BE DOUGLAS FIR #2 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, PIPING, STACKS, DUCTS, CONDUIT, 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 19, CEILINGS / ROOF R10 WITH ALUMINUM FOIL VAPOR BARRIER PER WRITER'S SPECIFICATIONS. INSULATION TO BE CONTIGUOUS 2" POLYURETHANE FOAM BOARD SET AGAINST NEVERTRAL MEMBRANE SET IN MASTIC.
  - REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY.
  - CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH DIMENSIONS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
  - ARCHITECT DOES NOT HAVE FIELD SUPERVISION.
  - PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS, (U GLAZING = .49 OR BETTER)
  - PROVIDE SMOKE DETECTORS ADJACENT TO GARAGE, ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS, INTERCONNECT PER CODE.
  - HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS 15 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.
  - CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER.
  - CONTRACTOR TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER.
  - CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS.

- WINDOW SCHEDULE:**  
NOTE: ALL WINDOWS TO BE "ANDERSEN" DOUBLE INSULATED & LOW-E GLASS
- W1 8'-0" W x 4'-0" H TWO DOUBLE-HUNG & ONE PICTURE WINDOW
  - W2 6'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
  - W3 3'-0" W x 4'-0" H CASEMENT EGRESS WINDOW
  - W4 3'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
  - W5 4'-0" W x 3'-0" H SLIDING GLASS WINDOW
  - W6 3'-0" W x 3'-0" H DOUBLE-HUNG WINDOW
  - W7 5'-0" W x 4'-0" H PICTURE WINDOW WITH ARCH TOP

- DOOR SCHEDULE:**
- D1 3'-0" W x 6'-5" H FRONT ENTRANCE EXTERIOR GRADE DOOR WITH 20" W x 6'-8" H GLASS SIDE LITE
  - D2 3'-0" W x 6'-8" H EXTERIOR ENTRANCE DOOR
  - D3 2'-6" W x 6'-8" H INTERIOR WOOD DOOR
  - D4 2'-0" W x 6'-8" H INTERIOR WOOD DOOR
  - D5 5'-0" W x 6'-8" H BI-FOLD CLOSET DOOR
  - D6 5'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
  - D7 6'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
  - D8 8'-0" W x 7'-0" H INSULATED GARAGE OVERHEAD DOOR

- LEGEND:**
- W1 NEW, MINIMUM 200 CFM EXHAUST FAN TIED TO LIGHT SWITCH.
  - W2 SURFACE MTD. HALOGEN LIGHT FIXTURE
  - W3 HIGH HAT IN SOFFIT
  - W4 SMOKE DETECTOR
  - W5 CARBON MONOXIDE DETECTOR
  - W6 DUPLEX RECEPTACLE
  - W7 GROUND FAULT DUPLEX RECEPTACLE
  - W8 SINGLE SWITCH
  - W9 PROPOSED CONC. WALLS OR PARTITIONS TO REMAIN
  - W10 PROPOSED NEW WOOD FRAME WALLS OR PARTITIONS
  - W11 PROPOSED 1 HOUR FIRE RATED WALL
  - W12 FIRE DAMPER
  - W13 FLUSH 4-WAY AIR DIFFUSER
  - W14 FLUSH MOUNTED RETURN AIR VENT
  - W15 THERMOSTAT

**BUILDING CODE NOTES**

THE FOLLOWING ARE EXCEPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			FLOOD HAZARDS
			WEATHERING	TERMITES	DECAY	
45	110 EXPOSURE B	C	SEVERE	MODERATE TO HEAVY	SLIGHT TO MODERATE	AS PER F.E.M.A.
WINTER DESIGN TEMP. 13 ICE SHIELD UNDERLAYMENT REQUIRED YES FLOOD HAZARDS AS PER F.E.M.A.						

R301.2.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WINDS SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (WFCM)

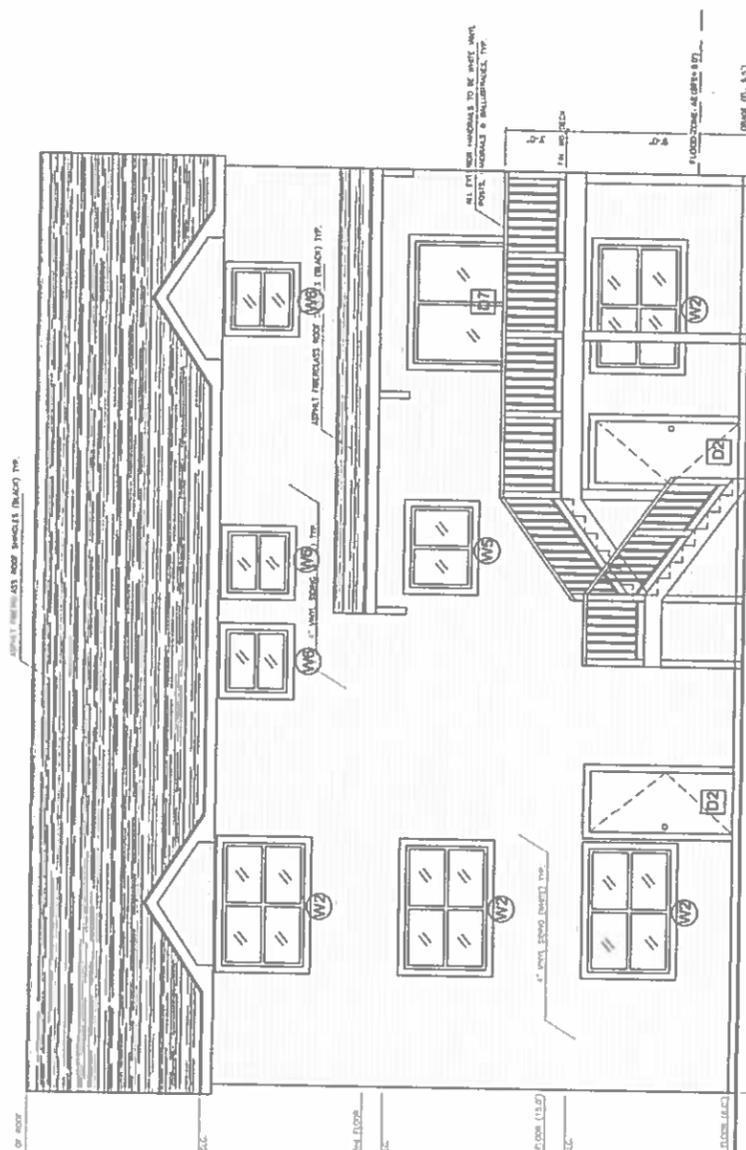
PEI-DAU LIU, RA, ARCHITECT  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
 Tel.: (516) 580-1787

NO.	DATE	COMMENT
04	2018	ISSUED FOR PERMIT

PROJECT: PROPOSED 2 STORY ONE-FAMILY FRAME RESIDENCE  
 322 MILLER AVENUE, FREEPORT, NY  
 SHEET TITLE: PROPOSED ELEVATIONS

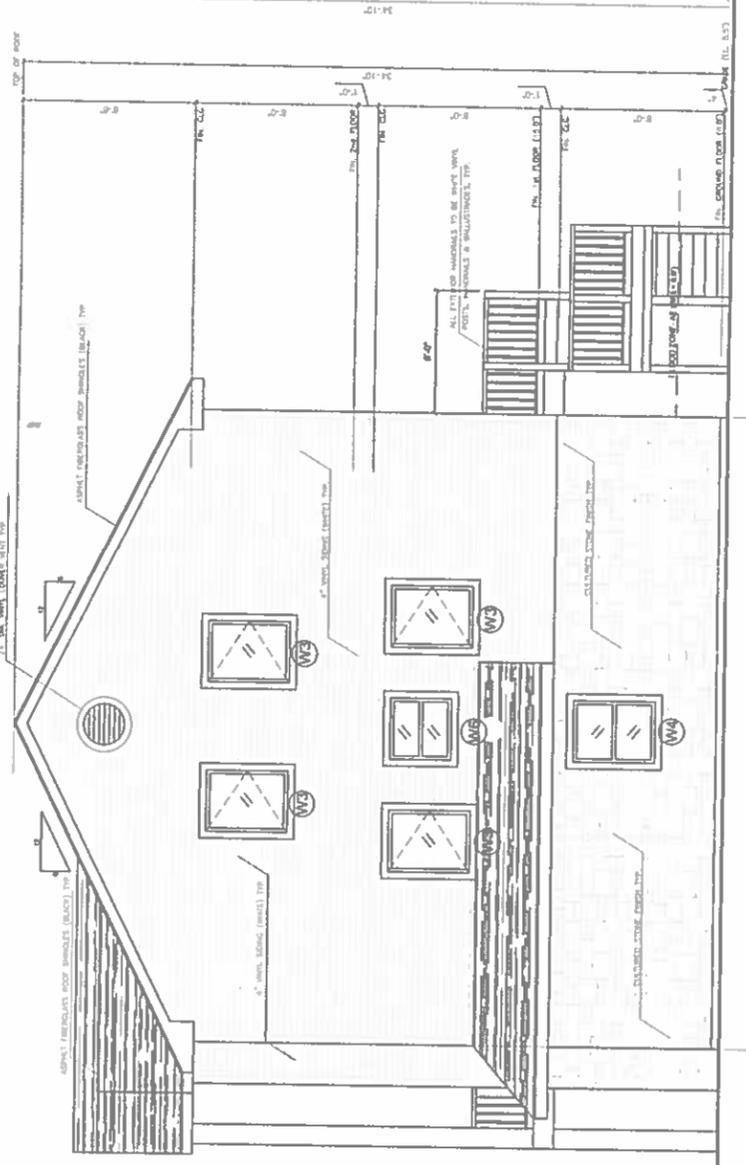
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 DRAWN BY: [blank]  
 PLOT: REVISED 10-01-2024  
 SHEET NUMBER

**A-3.00**  
 3 of 8

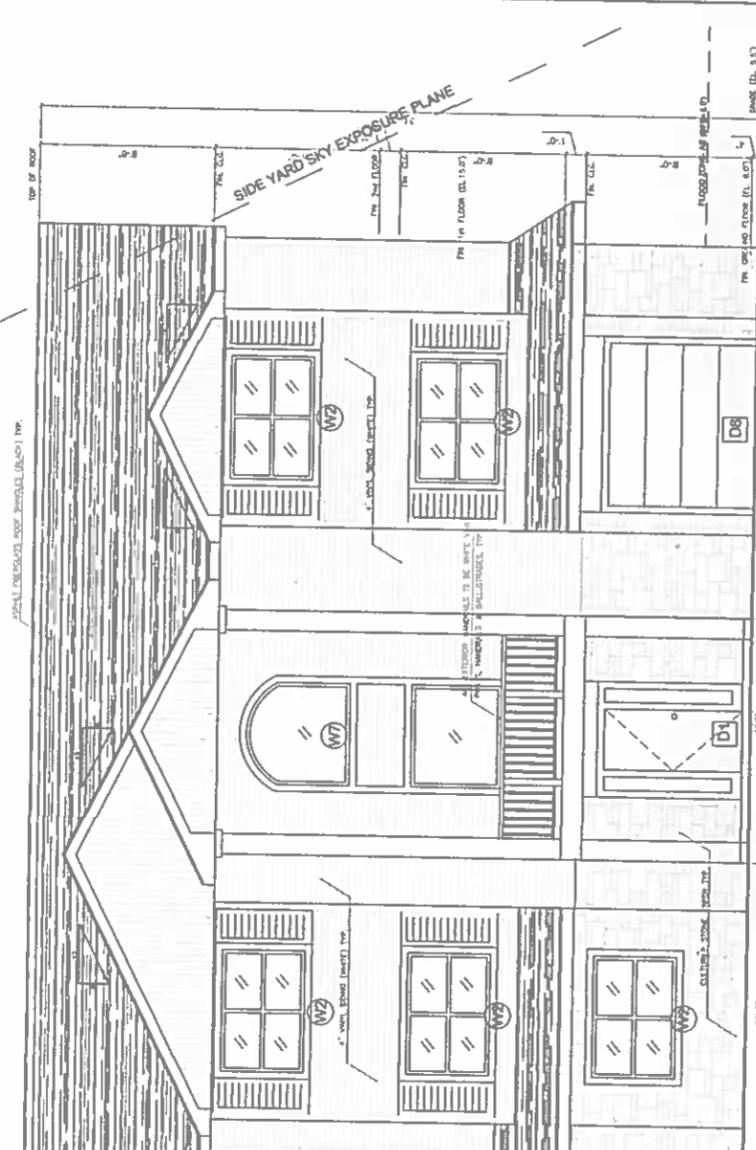


3 PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"

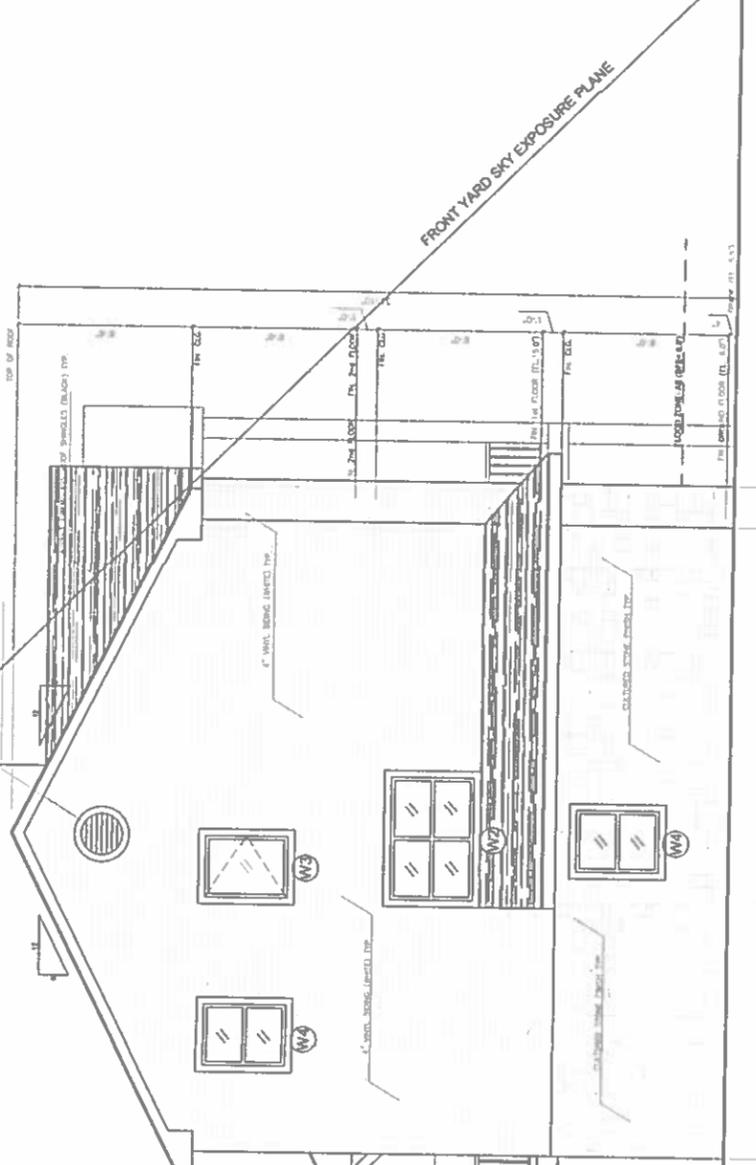
NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK).  
 2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.



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



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



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

RECEIVED  
 1-2024 OCT - 3 P 12:08  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

RECEIVED

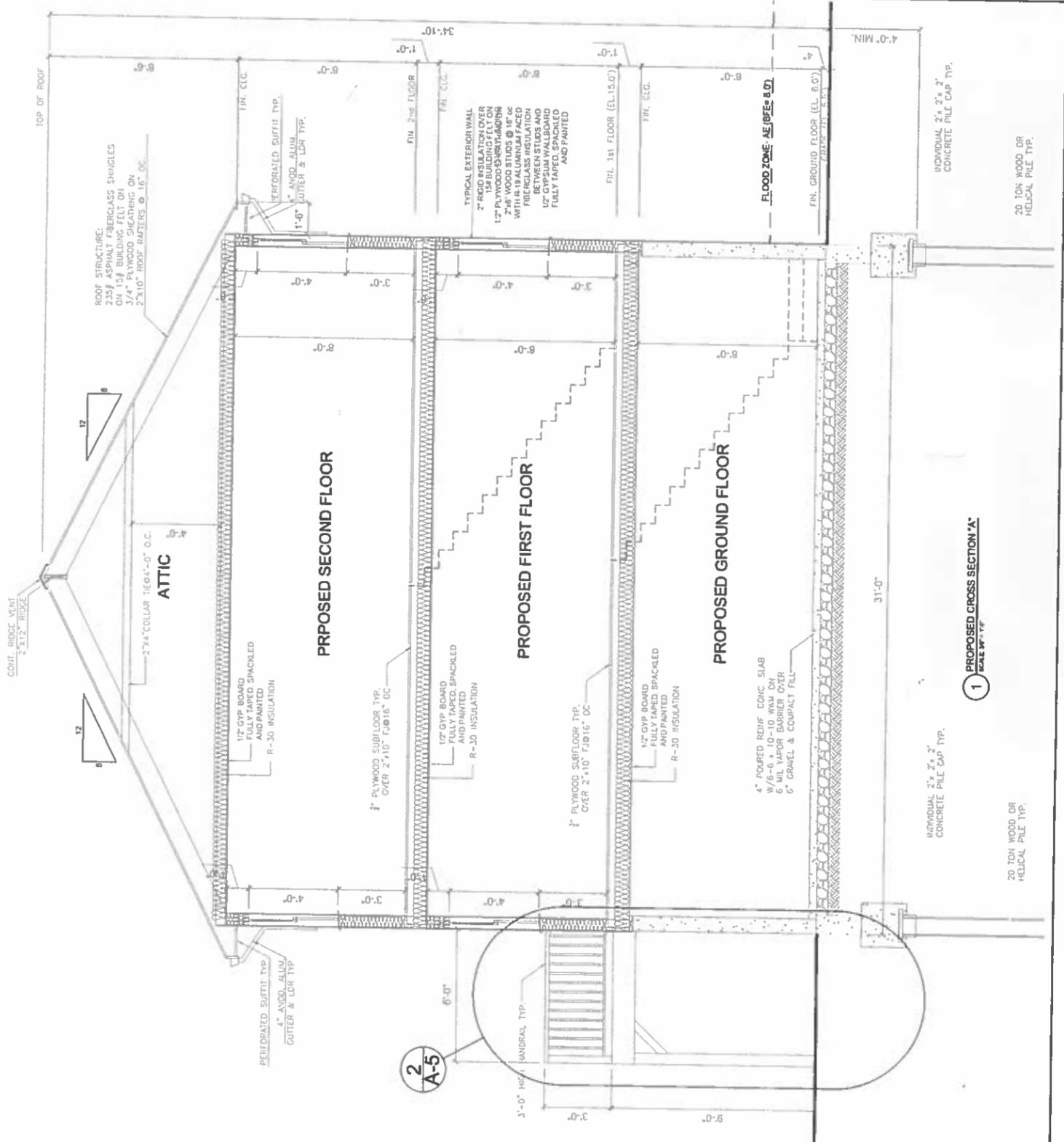
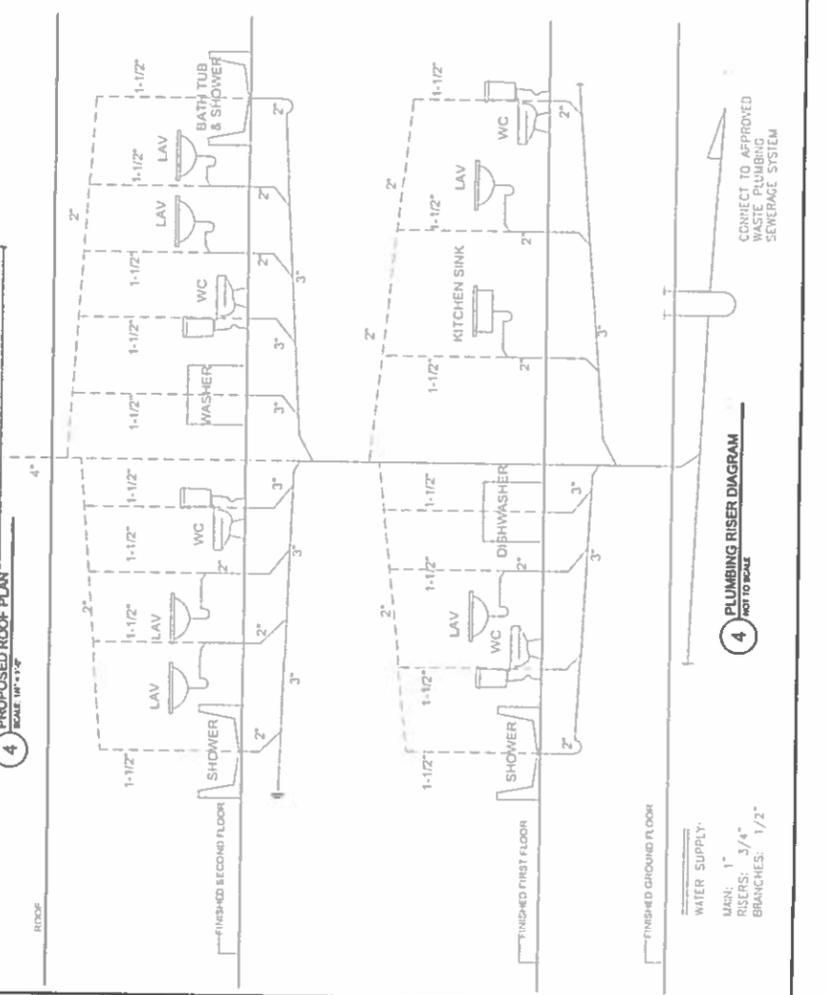
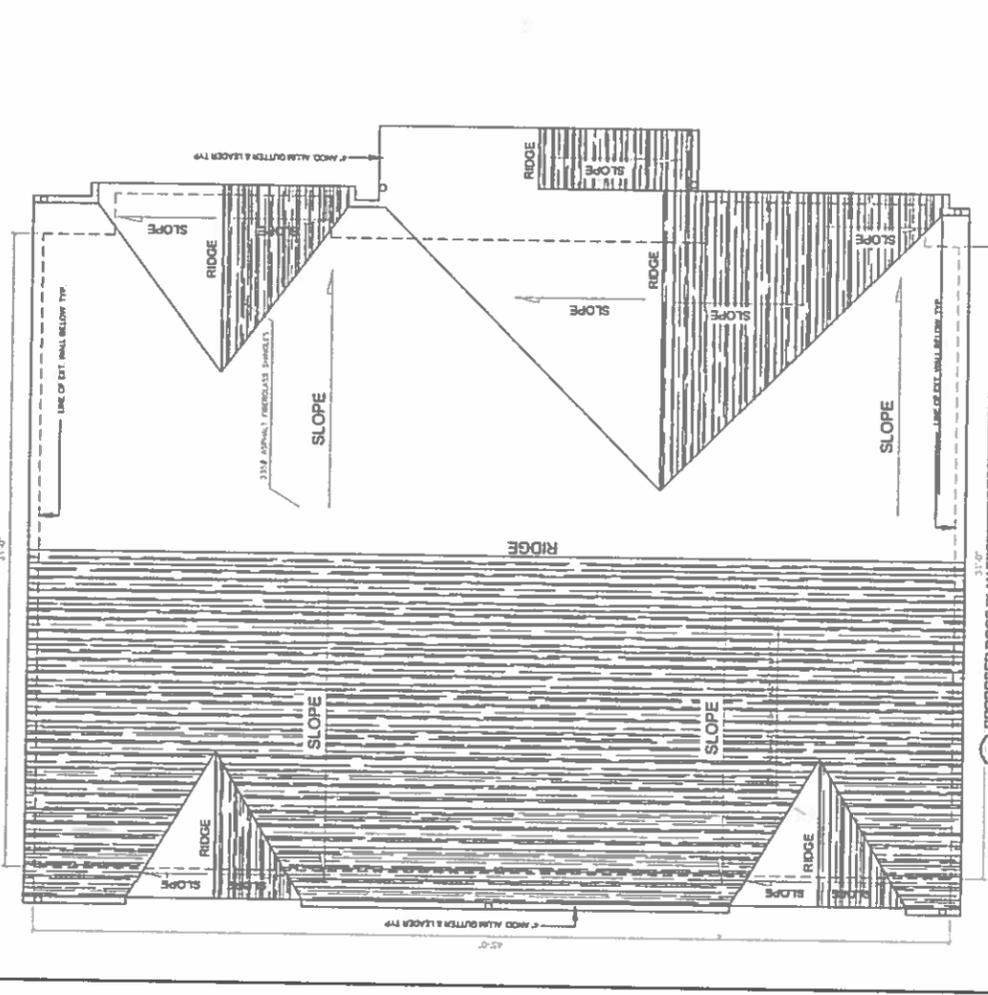
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CLIENT'S OFFICE:  
VILLAGE OF FREEPORT, NY

PEI-DAU LIU, RA, ARCHITECT  
384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
Tel.: (516) 580-1787

NO	DATE	COMMENT

PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE  
 SHEET TITLE: PROPOSED ROOF PLAN & SECTIONS  
 JOB NUMBER: 24032  
 WITH: PATHNAME  
 FABRIKAW: FILENAME  
 DRAWN BY: PCL  
 DATE: 10/01/2024  
 SHEET NUMBER: A-4.00  
 4 of 6



1 PROPOSED CROSS SECTION 'A-A'  
SCALE 1/4"=1'-0"

2 A-5

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

4 PLUMBING RISER DIAGRAM  
ADD TO BOOK

INDIVIDUAL 2" x 2" x 2"  
CONCRETE PILE CAP TYP.

20 TON WOOD OR  
METAL PILE TYP.

INDIVIDUAL 2" x 2" x 2"  
CONCRETE PILE CAP TYP.

20 TON WOOD OR  
METAL PILE TYP.

FLOOD ZONE AE (BEF & D)

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**GENERAL NOTES:**

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED ORIGINAL SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE A MINIMUM 3000 PSI PLAIN CONCRETE.
3. ALL FOUNDATION WALLS AND SLABS SHALL BE A MINIMUM 2400 PSI PLAIN CONCRETE.
4. ALL FOOTINGS SHALL BE Poured AT A MINIMUM DEPTH OF 4'-0" BELOW GRADE REGARDLESS OF SOIL CONDITIONS.
5. ALL STEPPED FOOTINGS SHALL HAVE FLAT TOPS AND BOTTOMS LEVEL AND TRUE TO INSURE MAXIMUM BEARING AND SHALL BE STEPPED AT A 1:2 SLOPE MAXIMUM MAINTAINING THE THICKNESS AS NOTED ON THE DRAWINGS AT ALL POINTS.
6. THE CONTRACTOR SHALL PROVIDE 1/2" DIAMETER 18" LONG ANCHOR BOLTS SPACED A MINIMUM OF 8'-0" AND 1'-0" FROM CORNERS.
7. THE CONTRACTOR SHALL COORDINATE AND PLACE ALL SLEEVES REQUIRED FOR PLUMBING, ELECTRICAL OR ANY OTHER TRADE. CORNERWORK WHICH REQUIRES PASSING THROUGH ANY FOUNDATION WALLS.
8. ALL STUD BEARING WALL TO HAVE STUD BRIDGING AT MD HEIGHT.
9. ALL FOUNDATION SILL PLATES SHALL REST ON AN ALUMINUM TENSILE SHEILD AND DILL PLATE INSULATION PLATES SHALL BE CCA GRADE.
10. ALL FLOOR CEILING, ROOF FRAMING MEMBERS, BEAMS AND GIRDERS SHALL BE DOUGLASS FIR NO. 2 #4000 PSI OR OF BETTER GRADE. MODULUS OF ELASTICITY OF 1,200,000.
11. ALL STUD MEMBERS SHALL BE DOUGLASS FIR SELECT. STRUCTURAL #1 OR #2. MODULUS OF ELASTICITY OF 1,200,000.
12. ALL SHEATHING AND SUB FLOORING SHALL BE SPECIES GROUP ONE, EXTERIOR GRADE. THICKNESS AS INDICATED ON DRAWINGS.
13. JOIST JOISTS SHALL BE DOUBLED AT END RIMS, PARALLEL PARTITIONS, PARTITIONS AND AS SHOWN ON THE DRAWINGS.
14. GIRDERS, BEAMS, PARTITIONS AND AS SHOWN ON THE DRAWINGS.
15. INSTALL DIAGONAL BRACKETS AT CORNERS OF EXTERIOR STUD WALLS OR PLYWOOD SHEATHING IN ORDER TO COMPLY WITH BUILDING CODE REQUIREMENTS.
16. ALL HORIZONTAL FRAMING BEARING ON BEAMS, GIRDERS OR PLATES OF BEARING PARTITIONS SHALL BE LAPPED MINIMUM OF 4'-0" IN ORDER TO SUPPORT THE REACTIVE LOAD OF THE MEMBER SUPPORTED.
17. BLOCKING SHALL BE PROVIDED IN THE FRAMING TO SUPPORT LEADERS, GUTTERS, FASCIAE, GYPSUM WALLBOARD EDGES AND CORNERS, TOILET ACCESSORIES, CABINETS, CASINGS, ETC.
18. INSTALL FIRE STOPPING AT ALL REQUIRED LOCATIONS TO COMPLY WITH GOVERNING BUILDING CODES.
19. PROVIDE FIRE RATED ASSEMBLIES AS CALLED FOR ON DRAWINGS.
20. ALL ROOF EAVES, RAFTERS SPACES ABOVE INSULATION AND UNHEATED ATTIC SPACES SHALL BE VENTED AS INDICATED.
21. ALL STEEL SHALL BE TYPE A36 WITH A TENSILE STRENGTH OF 20,000 PSI.
22. ALL INTERIOR AREAS SUBJECT TO MOISTURE AND HIGH HUMIDITY SHALL BE FINISHED WITH WATER RESISTANT GYPSUM BOARD.
23. ALL PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING DEPARTMENT REGULATIONS.
24. ALL NEW UTILITIES LOCATED SHALL BE DEIGNED, INSTALLED AND TERMINATED BY LOCAL UTILITY COMPANIES AS PER UTILITY COMPANY REGULATIONS UNLESS OTHERWISE NOTED.
25. ALL NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE ENERGY CONSERVATION CODES. REFER TO ENERGY CALCULATIONS ON THIS DRAWING.
26. THE AIA GENERAL CONDITIONS FOR CONSTRUCTION IN A.I.A. DOC A201 ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.

**IMPORTANT NOTES REQUIRED AS PER NYSECC.**

1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE PLANS AND SPECIFICATIONS PREPARED BY OUR OFFICE ARE IN COMPLIANCE WITH NYSECC REQUIREMENTS.
2. A PERMANENT CERTIFICATE LISTING THE R VALUE OF THE INSULATION (INCLUDING WALL, FLOOR, ROOF, SLAB AND DOORS) OUTSIDE THE EXISTING AND THE U FACTORS FOR FENESTRATION SHALL BE COMPLETED BY THE REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED.
3. A THIRD PARTY INSPECTION OF THE INSULATION AND AIR SEALING INSTALLATION IS REQUIRED AS PER R402.4.1.1 OF THE NYSECC.
4. AIR LEAKAGE TESTING IS REQUIRED IN ACCORDANCE WITH SECTION R402.4.1.2.
5. AIR SEALING, INSULATION AND BLOWER DOOR TEST INSPECTIONS CONDUCTED BY THE ENERGY RATER ARE REQUIRED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE GENERAL CONTRACTOR SHALL SIGN THE NY COMPLIANCE CERTIFICATE.
7. AS PER NYSECC SECTION 403, SEPARATE THERMOSTAT MUST BE PROVIDED FOR EACH THERMOSTAT MUST BE PROGRAMMABLE, BLOWER SHALL HAVE OUTDOOR TEMPERATURE SENSORS WITH PROTECTIVE HOUSING THROUGH 403.3.4 BUILDING CAVITIES MAY NOT BE USED AS DUCTS OR PLUMBING AIR TO PROVIDE INFORMATION ON MECHANICAL AND HOT WATER PIPING INSULATION.
8. MINIMUM 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES ARE TO BE HIGH EFFICIENCY.

**FIREBLOCKING AS PER R302.1.1**

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROLES OF STUDS OR STAGGERED 12. HORIZONTALLY AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS < DROP CEILINGS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE PENETRATION OF FLAME AND PRODUCTS OF COMBUSTION THE MATERIAL PENETRATION SHALL MEET THE ASTM E 136 REQUIREMENTS.

51. SUB-FLOORING SHALL BE 1/2" CD PLYWOOD SHEATHING WITH 1/2" 2x4 PLYWOOD OVER WITH A SIDE UP FINISH FLOORING SHALL BE EITHER TILE OR CARPET OR AS SPECIFIED ON PLANS.
52. GYPSUM BOARD ON WALLS AND CEILINGS TO BE U.S. GYPSUM 1/2" ARCHITECT HAS NOT BEEN RECOMMENDED TO SUPERVISE THIS CONSTRUCTION.
53. NEW CONSTRUCTION TO COMPLY WITH NYS ENERGY CONSERVATION CODE SECTION 7214 AND BE IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS:  
ROOF AND CEILING MIN R = 19  
WALLS MIN R = 30  
FLOOR AREAS MIN R = 30  
SLAB EDGE OF UNHEATED AREAS MIN R = 30  
FLOOR AREAS MIN R = 30  
INSULATION IN ROOF SHALL BE 6" THICK R-30 OR AS NOTED IN WALLS & 1/2" FULL THICK R-19 AND IN FLOORS 2" THICK RIGID INSULATION ALL INSULATION EXCEPT RIGID INSULATION SHALL BE FOIL FACED BATT INSULATION  
ALL WINDOWS AND DOORS SHALL HAVE INSULATING GLASS AND TYPED GLASS IN ALL INSULATING GLASS IN ALL EXISTING DOORS ADJACENT TO OPENINGS OR TO FLOOR LEVEL. IN ACCORDANCE WITH NYS CODE  
ALL WINDOWS TO HAVE INSULATING GLASS AND SCREENS (IF OPERABLE). WINDOWS WITH FIXED GLASS SHALL BE SET IN ALUMINUM FRAMES UNLESS NOTED OTHERWISE  
ALL HURTABLE SPACE TO HAVE 6" FLOOR AREA IN GLASS A SINGLE STATION LOCKING MECHANISM OPERABLE AS PER NYS CODE INSTALLED ON THE CEILING ADJACENT TO THE SLEEPING SPACES IN CONTRACTOR TO PROVIDE FOR REINSTATING ANY EXISTING ELEMENTS INTERRUPTED COVERED OR REMOVED BY HIS WORK  
64. CONTRACTOR TO LEAVE PREMISES WITH ALL WORK COMPLETED AND READY FOR PAINTING AND DECORATING BY OWNER  
65. CONTRACTOR SHALL MAKE WALLS, FLOORS AND CEILINGS PLUMB LEVEL AND TRUE IN LINE WITH EXISTING  
66. NEW WORK SHALL PATCH AND REPAIR ALL JUNCTURES OF NEW WORK TO MATCH EXISTING AND MATCH THE ADJACENT EXISTING AREA UNLESS THAT AREA IS TO BE REFINISHED IN ACCORDANCE WITH THE NEW WORK  
67. PROVIDE 18 OZ COPPER FLASHING WHERE REQUIRED AT WINDOWS, DOORS, ROOFS, CHIMNEYS ETC.  
68. PROVIDE POSITIVE VENTILATION FOR CRAWL SPACE AND ATTIC AREA WHETHER SPECIFICALLY INDICATED  
69. ON ARCHITECT'S DRAWINGS OR NOT SPECIFICALLY INDICATED WHERE ARCHITECT STATES MEAN ENGINEER

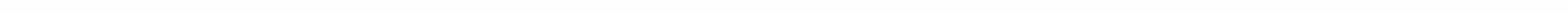
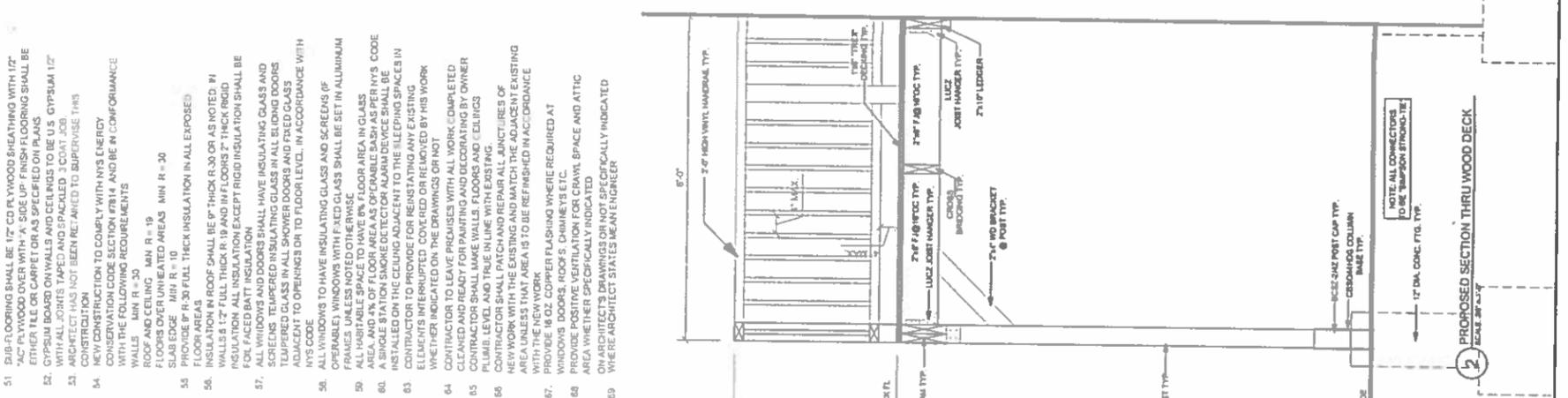
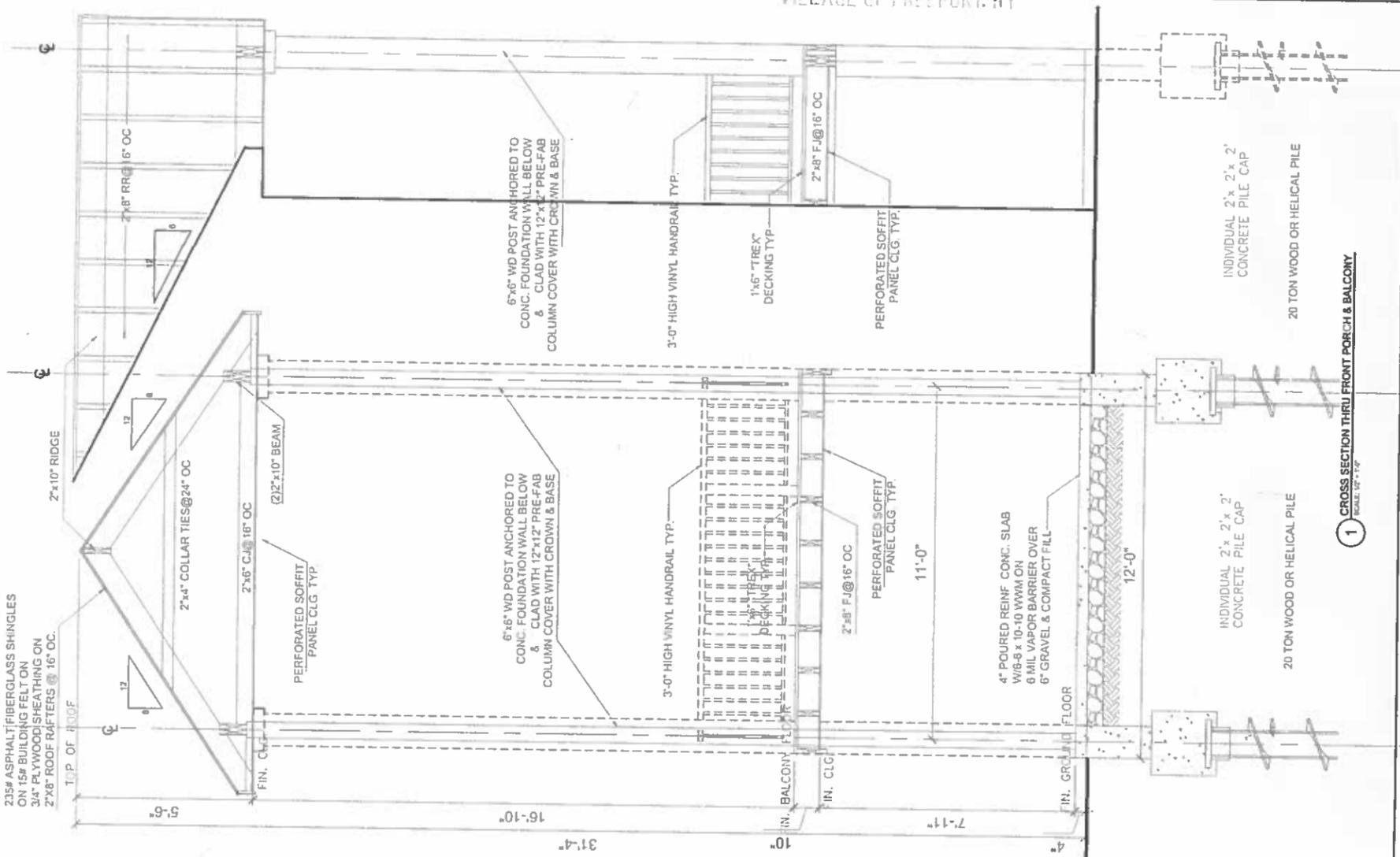
29. REFER TO THE SPECIFICATIONS HAVE PRECEDENCE THESE DRAWINGS AND TO THE SPECIFICATIONS HAVE PRECEDENCE THESE DRAWINGS
30. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS IF IN THE INTEREST OF CLARITY AND TO AVOID A COMPLETE JOB IN ALL RESPECTS AND NO EXISTING MATERIALS ALLOWED FOR MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK AS INDICATED NOR SHALL THE ARCHITECT BE HELD RESPONSIBLE FOR ANY SUCH COSTS
31. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARRANGING FOR ALL NECESSARY CERTIFICATES AND ANY NECESSARY FEES ASSOCIATED WITH SUCH PERMITS
32. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND CONDITIONS AND CONDITIONS SHALL BE ALLOWED FOR DISCREPANCIES UP TO 2'-0" IN ANY MEASUREMENT
33. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST WIND, COLLAPSE, COLLAPSE, DISTORTION AND MISALIGNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARRANGING FOR ALL NECESSARY CERTIFICATES AND ANY NECESSARY FEES ASSOCIATED WITH SUCH PERMITS
34. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT REQUIREMENTS AND REGULATIONS. PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARRANGING FOR ALL NECESSARY CERTIFICATES AND ANY NECESSARY FEES ASSOCIATED WITH SUCH PERMITS
35. FLASHING TO BE 18 OUNCE COPPER SHEETING AND EXTEND AT LEAST 6" ABOVE INTERSECTING SURFACES
36. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET ARE TO HAVE STUD BRIDGING OR OTHERWISE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET
37. THE ENTIRE PREMISES, INSIDE AND OUT SHALL BE KEPT CLEAN OF ALL DEBRIS AND EXCESS MATERIALS. TO THE SATISFACTION OF THE ARCHITECT AND LOCAL FIRE DEPARTMENT. ALL MATERIALS INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS STORED OR BROUGHT TO THE SITE SHALL BE NEATLY PILED AND PROTECTED AGAINST ALL ELEMENTS THE OWNER AND ARCHITECT HAVE THE RIGHT TO REJECT ANY SUCH MATERIALS THEY DEEM DAMAGED AND REPLACED AT THE CONTRACTOR'S COST WITH GOOD CONSTRUCTION PRACTICE.
38. IF THERE ARE ANY QUESTIONS REGARDING DISCREPANCIES OR CONFLICTS, NOTES AND QUANTITIES OF MATERIALS CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT.
39. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP ON THE JOB FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION
40. SITE PLAN DATA AS INDICATED ON SURVEY PROVIDED BY OWNER AND SHALL PREVAIL. SITE PLAN BY ARCHITECT IS MERELY SCHEMATIC
41. NEW CONSTRUCTION IS TO BE STAKED OUT AND ALL REQUIRED SETBACKS ARE TO BE FIELD CHECKED AND APPROVED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION
42. ALL WOOD IN CONTACT WITH MASONRY TO BE WOLKMARIZED AND PRESURE TREATED
43. EXTERIOR WALLS TO BE ENTIRELY WRAPPED IN TYVEK
44. DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO FRAMING PROVIDE DOUBLE KEASER JOISTS AT 16" O.C. JOISTS ARE NOTCHED TO HEADERS SO AS TO REDUCE THE DEPTH OF BEAM ONLY BRIDLE IRONS OR METAL CONNECTORS ARE TO BE USED AS NOTED
45. ALL EXTERIOR WALLS TO BE 2x6" STUDS AT 16" O.C. EXCEPT AS NOTED
46. ALL WALL AND ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED
47. SUB FLOORING SHALL BE 1/2" CDX PLYWOOD SHEATHING WITH 1/2" 2x4 PLYWOOD OVER WITH A SIDE UP FINISH FLOORING SHALL BE EITHER TILE OR CARPET OR AS SPECIFIED ON PLANS

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**FIREBLOCKING AS PER R302.1.1**

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROLES OF STUDS OR STAGGERED 12. HORIZONTALLY AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS < DROP CEILINGS IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH
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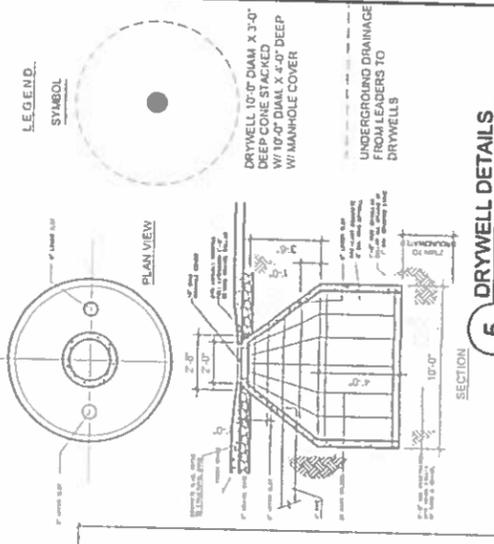




NO DATE COMPLETION  
2024-10-20

PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE  
SHEET TITLE: 322 MILLER AVENUE, FREEPORT, NY  
SITE PLAN, BASEMENT PLAN & GENERAL NOTES

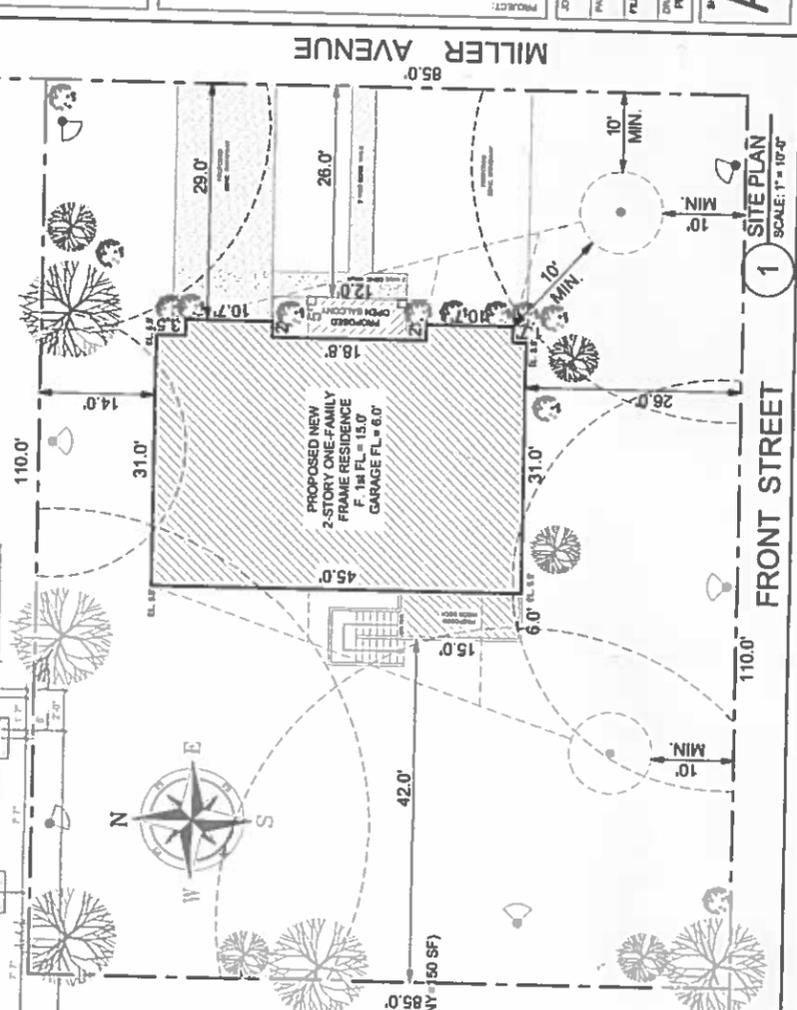
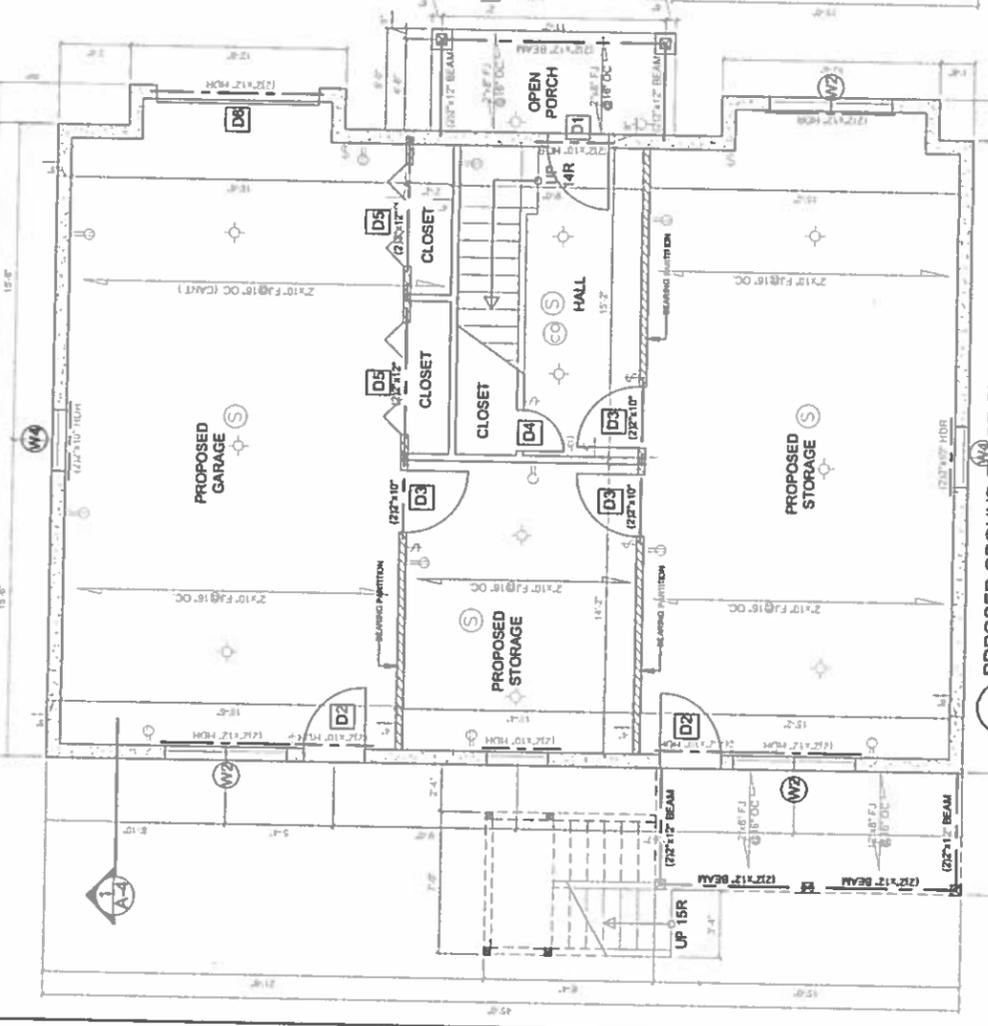
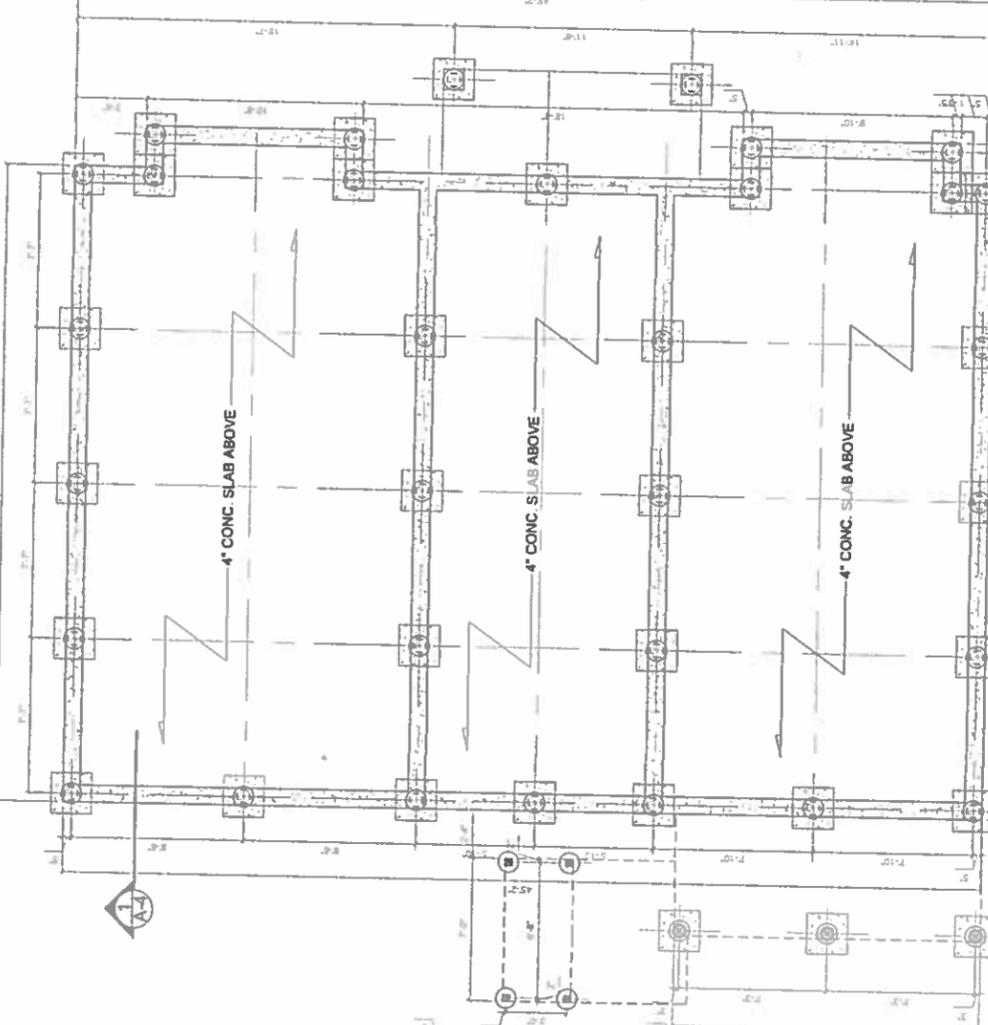
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PATH: PATRNAME  
SHEET NUMBER: A-1.00  
1 OF 6



**DRAINAGE CALCULATIONS**  
(BASED ON MAX. 3" RAIN FALL)  
ROOF AREA 1,640 SF X 0.25" = 410 CF  
(2) 10" DIA. & 4' DEEP DRYWELL = 628 CF (OK)

**NOTES FOR PILES:**

1. TIMBER PILES SHALL MEET THE REQUIREMENTS OF ASTM D-25. PILES SHALL BE TREATED WITH WATER BORNE SALES (CCA) TO ANMPA STANDARD C18 OF (2.5 POUNDS PER CUBIC FOOT), MINIMUM TIP DIAMETER FOR ROUND PILES SHALL BE 8".
2. TIMBER PILE CAPS AND BRACING SHALL MEET THE REQUIREMENTS OF ANPA STANDARD C18 (2.5 PCF CCA TREATMENT), ALL LUMBER SHALL BE NO. 1 GRADE WITH ROUGH DRESSED LUMBER REQUIRED.
3. PILES SHALL BE LOCATED AT CENTER LINE OF FOUNDATION WALLS AS NOTED, PILE CAPS NOT DIMENSIONED SHALL BE EPI-DISTANT BETWEEN SPANS. MAXIMUM SPAN SHALL BE 12'.
4. PILES SHALL BE DRIVEN TO A BEARING CAPACITY OF 20 TONS.
5. CAPACITIES OF PILES SHALL BE VERIFIED BY A PILE LOG PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.



**ZONING ANALYSIS**  
322 MILLER AVENUE, FREEPORT, NY  
ZONE: RESIDENCE A ZONE  
LOT SIZE: 110' x 65'  
LOT AREA: 9,350 SF

PERMITTED	PROPOSED
3 STORIES MAX. 35 FT MAX.	2 STORIES 34.8 FT (OK)
7,500 SQ FT MIN.	9,350 SQ FT (OK)
50 FT MIN.	85.0' & 110' (OK)
30% MAX. (2,805 SF) +10% (ACCESSORY BLDG)	15.4% (1,438 SF) (OK) +1.6% (DECK & BALCONY = 50 SF)
50% MAX. (4,675 SF)	30.7% (2,876 SF) (OK)
20 FT MIN.	20 FT (OK)
25.8 FT (MILLER AVE)	26 FT (OK)
5 FT MIN.	14' (OK)
20 FT & 20% OF LOT DEPTH MIN (25')	42.0 FT (OK)

**FLOOR AREA CALCULATION:**  
FIRST FLOOR = 1,438 SF  
SECOND FLOOR = 1,438 SF  
TOTAL FLOOR AREA = 2,876 SF

