



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

LETTER OF DENIAL

June 27, 2024

Aaron Kadosh
147 Woodcleft Ave
Freeport, NY 11520

RE: 147 Woodcleft Avenue, Freeport, NY

Zoning District: Marine Commerce Sec. 62 Blk. 177 Lot 534

Building Permit Application #20243675

Description: Proposed 1-story side addition (224 Sq.ft) , 1-story addition (169 Sq.ft) , 2nd story terrace (930 Sq.ft) , roof over deck (424 Sq.ft) and wood shades (240 Sq.ft)

Dear Mr. Kadosh

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

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

Village Ordinance §210-240. Required Yards.

Every structure shall be so situated on its lot as to provide front and rear yards of not less than five feet in width and one side yard of not less than 10 feet in width, except where such lot has a width of 40 feet or less, in which case no side yard is required, and except along streets where greater setbacks have been established. No rear yard shall be required where the rear yard of the lot abuts on a canal or waterway and said lot has a depth of less than 60 feet. According to the drawings indicates that you have a .20' front yard. You will be seeking a variance of 4.8'.

Village Ordinance §210-172. Required parking spaces.

(4) Restaurants, discotheques, cabarets and bars: at least one parking space for each three authorized occupants. The drawings indicate 8 tables with 4 seats with a total of 32 seats provided. You will need a total of 11 parking spaces and only 3 are provided. You will be seeking a variance of 8 parking spaces.

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FREEPORT, NY

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: Yes

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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. 20243675

Location: 147 Woodcleft Ave

Applicant: Aaron Kadosh

Description: Proposed 1-story side addition (224 Sq.ft), 1-story addition (169 Sq.ft), 2nd story terrace (930 Sq.ft), roof over deck (424 Sq.ft) and wood shades (240 Sq.ft)

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: June 27, 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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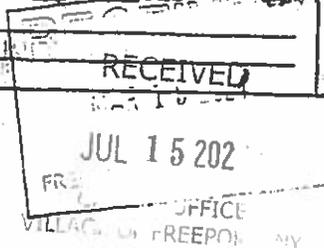
Instructions for Completing

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: KADOSH FAST FOOD			
Project Location (describe, and attach a location map): 147 A WOODCREEK AVE. FREEPORT NY 11520			
Brief Description of Proposed Action: PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHADES 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERIOR ALTERATIONS (2 BATHROOMS 2 PIECES + 2 KITCHENS 12 SINKS + 2 GREASE TRAPS) 2ND STORY OPEN TERRACE 930 SQ. FT.			
Name of Applicant or Sponsor: ROBERT PANIPEZ		Telephone: 631-245-2888	
Address: 990 MOTOR PKWY.		E-Mail: panipez@panipez.com	
City/PO: CENTRAL ISIP		State: NY	Zip Code: 11722
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" 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 checked="" 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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	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 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 checked="" type="checkbox"/> YES] 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 checked="" type="checkbox"/> YES] 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 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 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 checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROBERT RAMIREZ</u>	Date: <u>3-19-24</u>	
Signature: <u>[Signature]</u>		

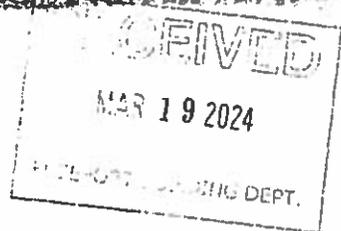
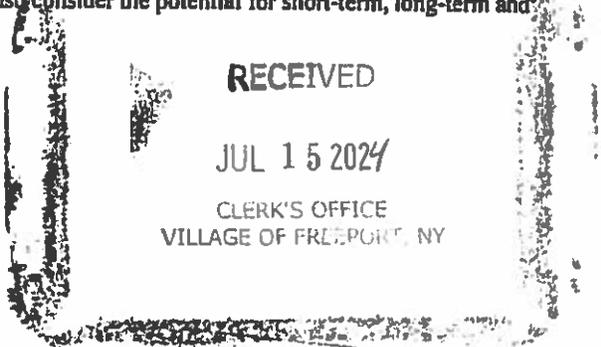
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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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.



<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. _____

JUL 15 2024

Filing Date _____

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

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>147 A Woodcliff Ave</u> (No.) (Street)	ZONING DISTRICT <u>Marine Com</u>
	BETWEEN <u>Woodcliff Ave</u> (Cross Street) AND _____ (Cross Street)	
	SECTION <u>62</u> BLOCK <u>177</u> LOT <u>534</u> APPROX. LOT SIZE <u>20 x 50</u> (Cross Street) LOT <u>5900 S.F.</u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
1 New building 2 <input checked="" type="checkbox"/> 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)	RECEIVED MAR 19 2024 MAR 18 2024 RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units 14 Transient hotel, motel, dormitory - Enter No. of Units 15 Garage or Accessory Structure 16 Other - Specify NON-RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 <input checked="" type="checkbox"/> Other - Specify <u>FAST FOOD</u>

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>135,000</u>	PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHADES 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERIOR ALTERATIONS W/2 BATHROOM 2 PIECES + 2 KITCHENS W/6 SINKS + 1 GREASE TRAP E.D. + 2ND STORY OPEN TERRACE 930 SQ. FT.

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>ARON KADOSH</u>	<u>1181 HARBOR RD. HEWLETT NY 11557</u>	<u>347 234-3004</u>
2. Contractor <u>FHS</u>		
3. Architect or Engineer <u>THOMAS D. REILLY</u>	<u>4 BEZEL LANE SMITHTOWN, NY 11787</u>	<u>631 724-5140</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner _____ (Print) Address _____ Phone _____ State of New York County of Nassau <u>ARON KADOSH</u> being duly sworn, says that <u>He</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this State.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____ IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____ PROJECT DESCRIPTION Total/First Flr Square Feet <u>11507</u> Upper Flrs Square Feet <u>930</u>



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SEC. 62 BLK. 177 LOT. 53A

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of ARON KADOSH 147 WOODCLEFT AVE. FREEPORT, NY

respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
990 MOTOR PKWY. CENTRAL ISLIP, NY 11722

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

2. That the premises affected by this application is located at 147 WOODCLEFT AVE. FREEPORT, NY 11520 Land Map of Nassau County Sec. 62 Blk. 177 Lot(s) 53A
and that the interest which the applicant has in the property concerned is that of
VARIANCE OF REQUIRED YARDS AND PARKING SPACES

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

PROPOSED 1 STORY SIDE ADDITION (224 S.F.) + 1 STORY ADDITION (169 S.F.) + 2ND STORY TERRACE (930 S.F.) + ROOF OVER DECK (424 S.F.) + WOOD SHADES (240 S.F.)

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 21 day of JUNE, 20 24, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

VILLAGE ORDINANCE 210-6A CONFORMITY REQD. + VILLAGE ORDINANCE 210-240 REQD. YARDS + VILLAGE ORDINANCE 210-172 REQD. PARKING SPACES

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

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

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

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

Describe fully and
clearly the use
desired.

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

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York CODE 210-6A
CODE 210-240
CODE 210-172

Refer where possible
to paragraphs and
section by numbers.

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

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

10. That the grounds for this application are as follows:

COMMERCIAL BUSINESS

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

NO

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

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

Dated: JULY 3RD, 20 24.

[Signature]

BY: _____
ITS: _____

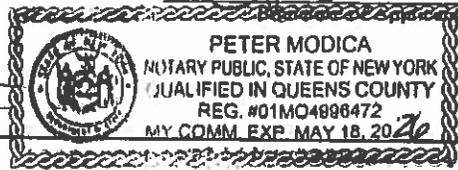
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

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

Sworn to before me this 3rd day
of July, 20 24.

Notary Public _____



**Notice
Conflict of Interest**

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

JULY 3RD, 20 24.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I AARON KADOSH being duly sworn, depose and say:

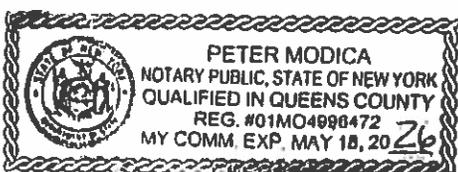
That he/she (the owner of 147 WOODCLEFT AVE (is the _____ of FREEPORT, NY 11520 the property concerned is correct to the best of the knowledge of deponent _____.)

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

Sworn to before me this 3rd day
of July, 20 24.

Notary Public _____

[Signature]
Signature



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VILLAGE OF FREEPORT, NY

Tuesdays

Carbide Bakery Take Out & Delivery

516-632-0091



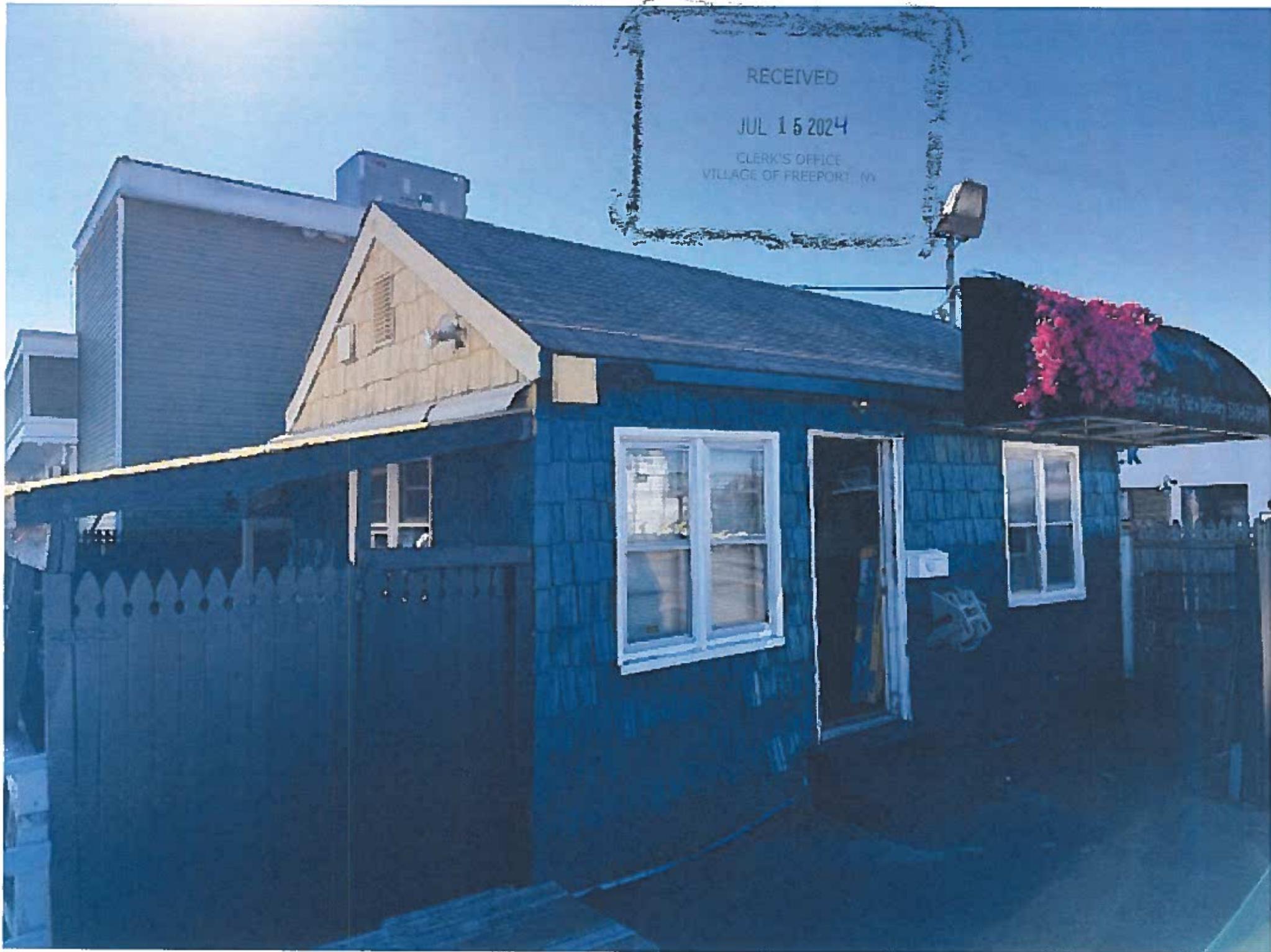
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BELOW-CURTAIN
AVAILABLE

RESERV FOR
CUSTOM
PARKING
PERMITS
LIMIT



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VILLAGE OF FREEPORT, NY



AVAILABLE
STATION

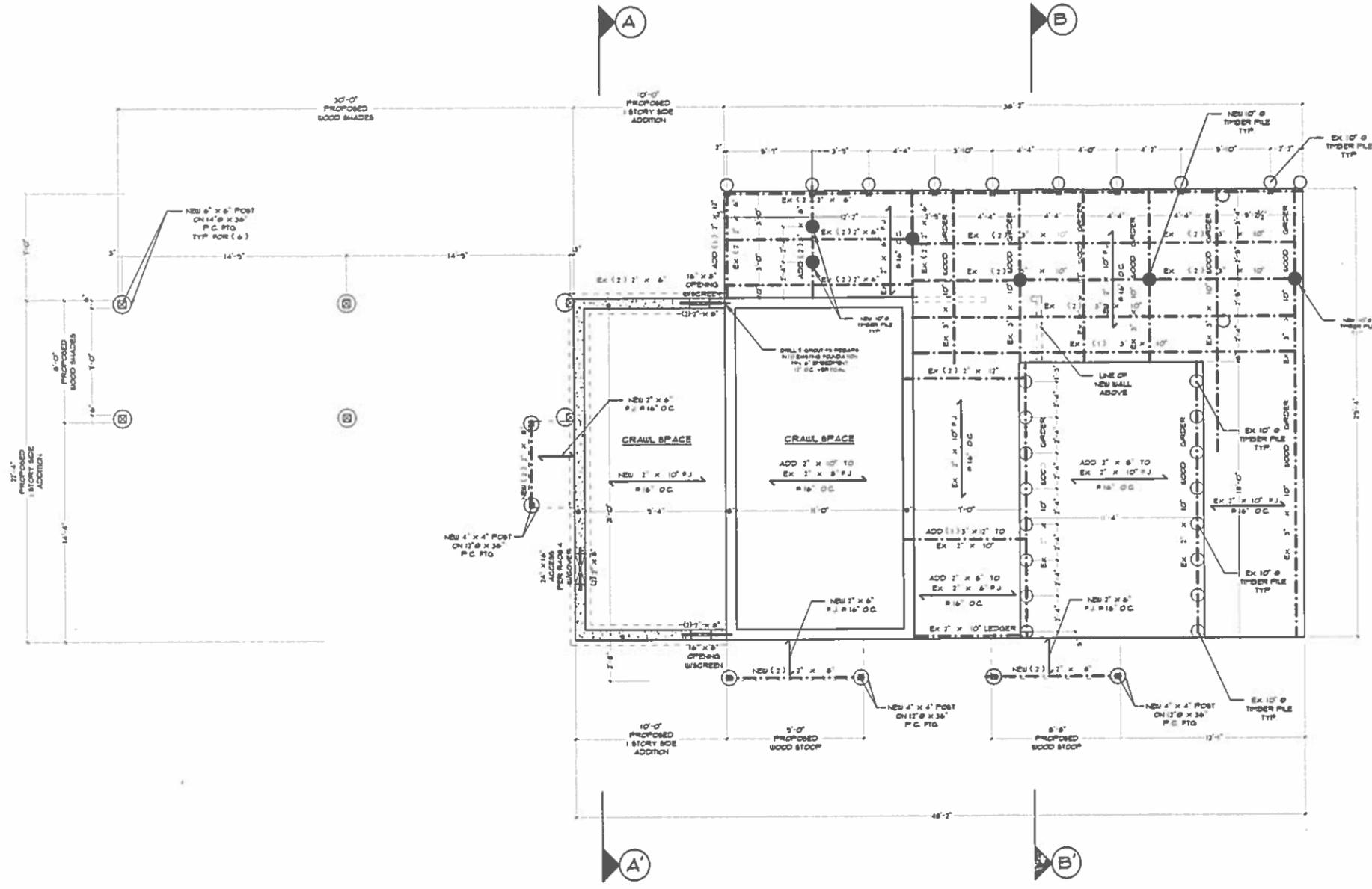


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VILLAGE OF FREEPORT, NY





PROPOSED FOUNDATION FLOOR PLAN
SCALE: 1" = 1'-0"

- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - ▤ BEARING WALL
 - - - - WALL TO REMOVE
 - ⊙ SD SMOKE DETECTOR
 - ⊙ CMO CARBON MONOXIDE DETECTOR
 - ⊗ EXHAUST FAN 50 CFM
 - EXISTING 10" TIMBER PILE
 - NEW 10" TIMBER PILE

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NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY CHCE DATED 3-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

ZONING ANALYSIS

ZONE MARINE COMMERCE DISTRICT
RESTAURANT - PERMITTED USE (210-2314)

HEIGHT: (LESS THAN 40 FEET)

REAR YARD: (LESS THAN 60 FEET DEPTH) NO REAR YARD REQUIRED

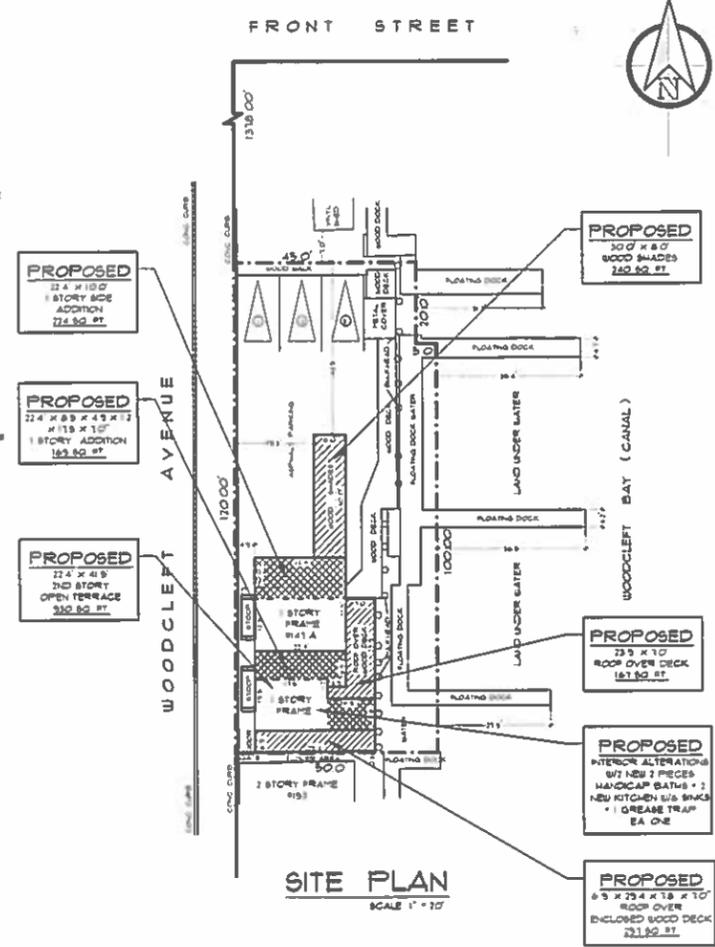
FRONT YARD: 5 FEET REQUIRED 10' PROVIDED

SIDE YARD: 5 FEET REQUIRED 0' PROVIDED

PARKING SPACE REQUIRED:

- CUSTOMERS (12 + 20 X3 = 11)
TOTAL = 11 REQUIRED
3 PROVIDED

PERCENTAGE OF LOT OCCUPANCY = 1601 FT²/5500 = 29% < 50% ok.



SITE PLAN
SCALE: 1" = 10'



REVISED:
DATE: 6-4-24
SCALE: 1" = 1'-0"
DRAWN BY: ANDESBAN TAVERAS
PROJECT NO: 07-1024

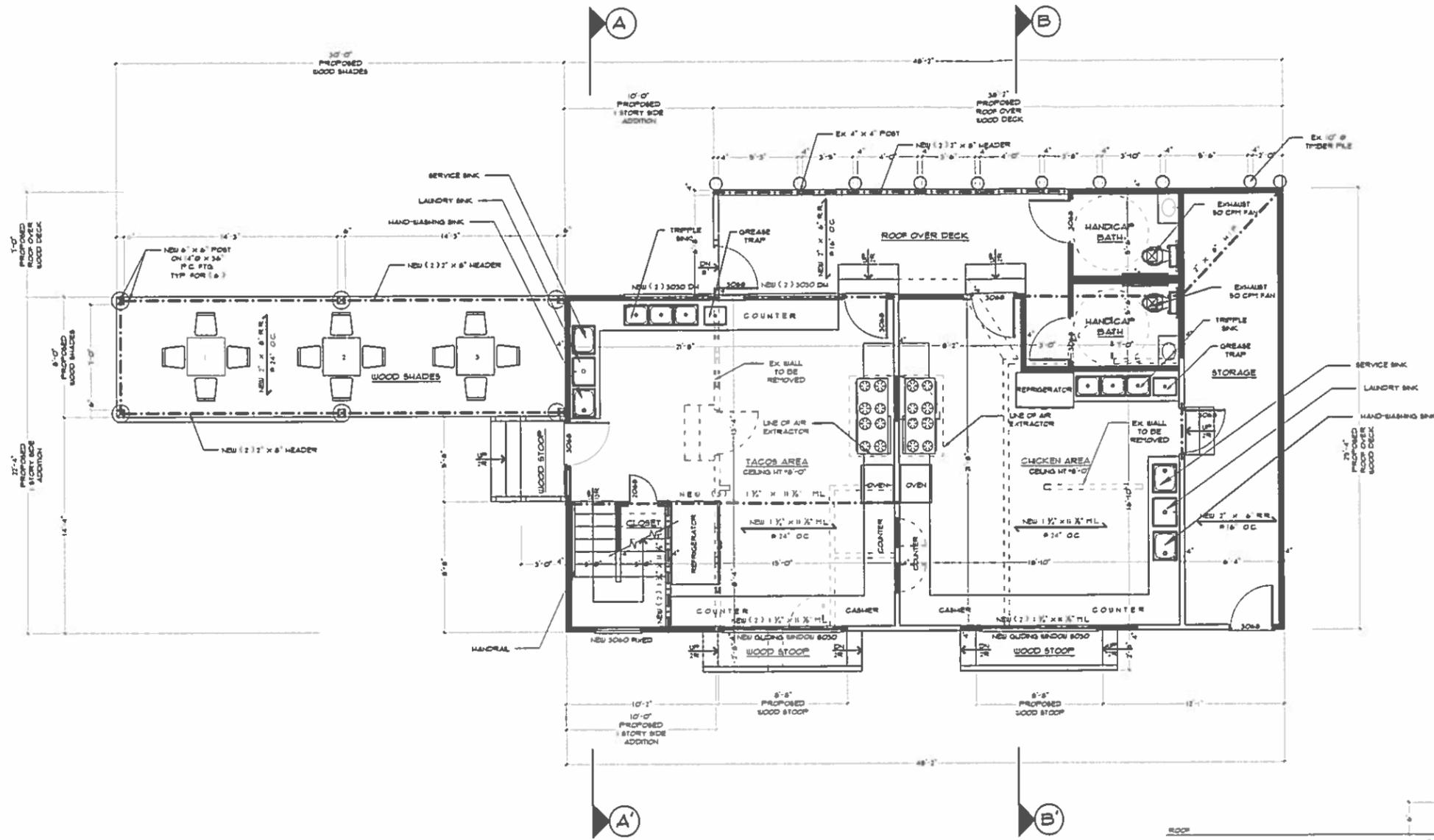
R.A.R. DESIGN & DRAFTING SERVICES
ROBERT RAMIREZ
890 MOTOR PIQUET
CENTRAL BLDG. NY 11722
TEL: (631) 245-7881
OFFICE: (631) 549-4294
EMAIL: PASTOR@RARDESIGN.COM

THOMAS D. REILLY, P.E.
CONSULTING ENGINEER
4 BEZEL LANE
SMITHTOWN, NY 11787
TEL: (631) 704-5140
EMAIL: TDREILLY@TDRPE.COM

PROJECT: **KADOSH FAST FOOD**
1474 WOODCLEFT AVE
FREEPORT, NY 11520
EMAIL: AARON@KADOSH.COM

TITLE: **FOUNDATION PLAN AND SITE PLAN**

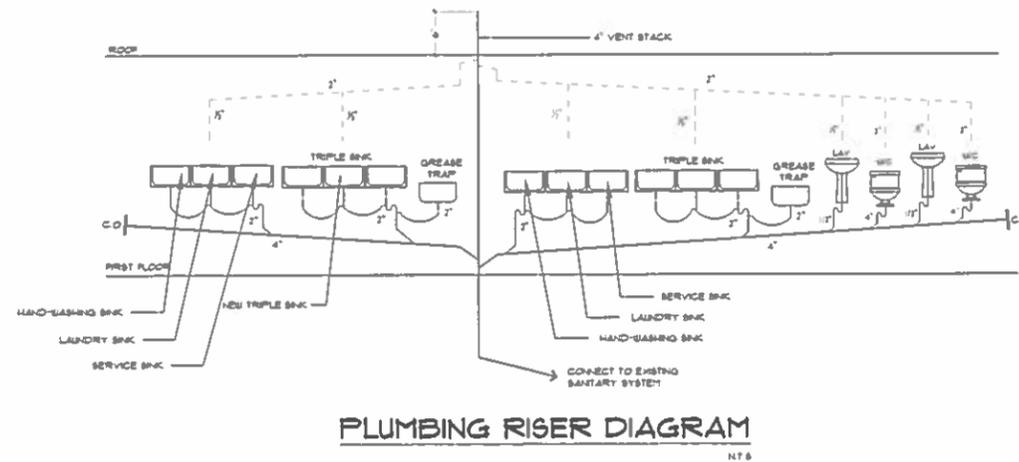
DRAWING NO:
1 OF 5



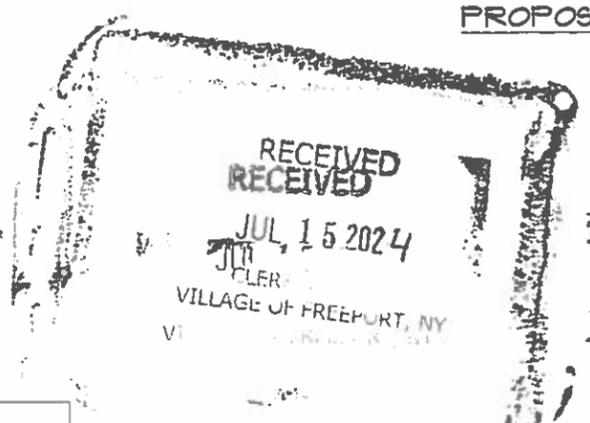
PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - ▤ BEARING WALL
 - - - - - WALL TO REMOVE
 - ⊙ SMOKE DETECTOR
 - ⊙ CHD CARBONE MONOXIDE DETECTOR
 - ⊗ EXHAUST FAN 50 CFM
 - EXISTING 10" TIMBER PILE
 - NEW 10" TIMBER PILE

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 5-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.



PLUMBING RISER DIAGRAM
NTS



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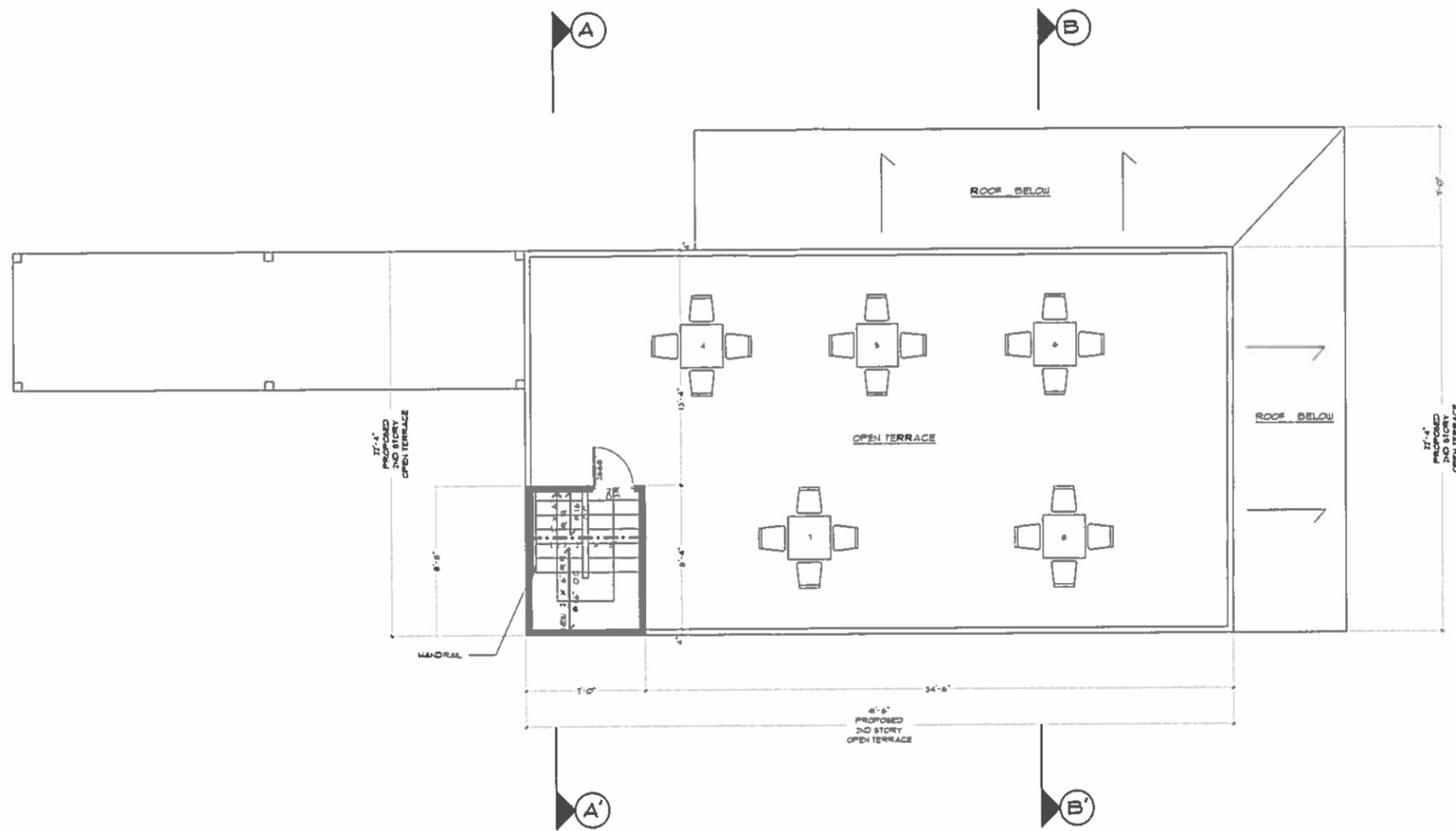
TITLE:
FIRST FLOOR PLAN AND
PLUMBING RISER DIAGRAM

DATE: 8-14-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ARISTIDEAN IANERAS
PROJECT NO: 07-2024

REVISED:
DATE: 8-21-24

R.A.R. DESIGN & DRAFTING SERVICES
ROBERT RAMIREZ
990 MOTOR HIGHWAY
CENTRAL ISIP, NY 11722
TEL (631) 745-2881
OFFICE (631) 249-4754
EMAIL: PASTOR@RAREMAIL.COM

DRAWING NO.:
2 OF 5



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

- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - ▤ BEARING WALL
 - - - - - WALL TO REMOVE
 - ⊕ SMOKE DETECTOR
 - ⊙ CO2 CARBON MONOXIDE DETECTOR
 - ⊗ EXHAUST FAN 50 CFM
 - EXISTING 10"Ø TIMBER PILE
 - NEW 10"Ø TIMBER PILE

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

RECEIVED
JUL 15 2024
CL. 5 OFFICE
VILLAGE OF FREEPORT, NY



REVISED:
4 - 21 - 24

DATE: 6 - 4 - 24
SCALE: 1/2" = 1'-0"
DRAWN BY: ANDREW BAI TAYLOR
PROJECT NO: 07-2024

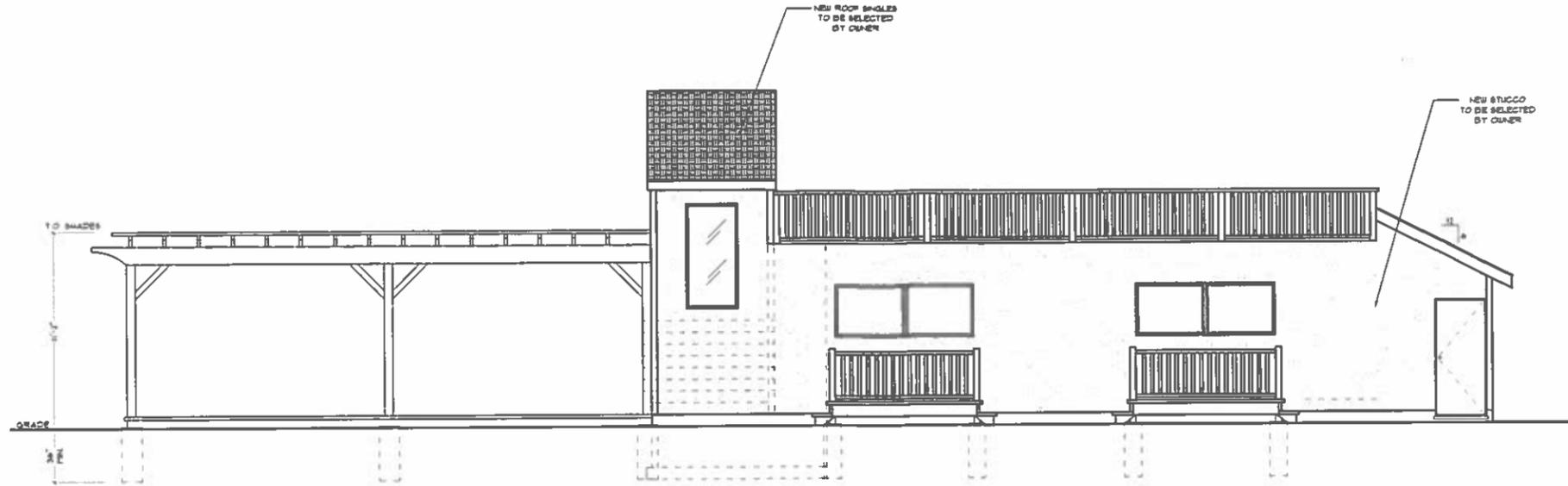
R.A.R. DESIGN & DRAFTING SERVICES
ROBERT RAMIREZ
990 MOTOR PKWY
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EMAIL: TDRE@DRPE.COM

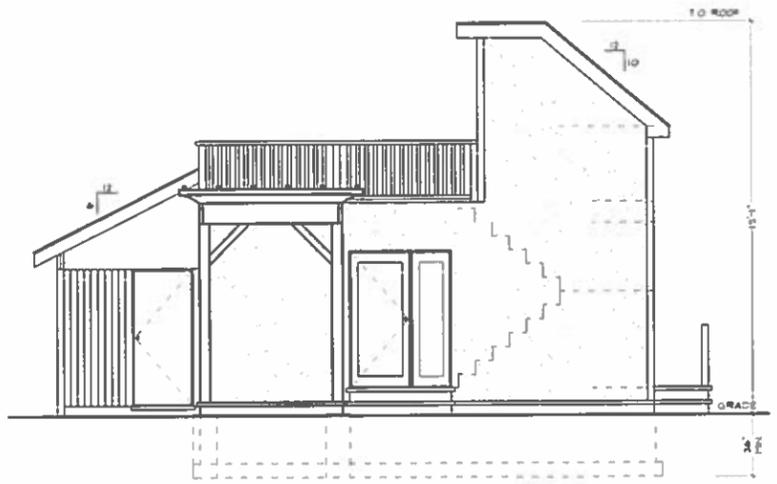
PROJECT:
KADOSH FAST FOOD
147A WOODCLEFT AVE
FREEPORT, NY 11520
EMAIL: AARON@KADOSHMAIL.COM

TITLE:
SECOND FLOOR PLAN

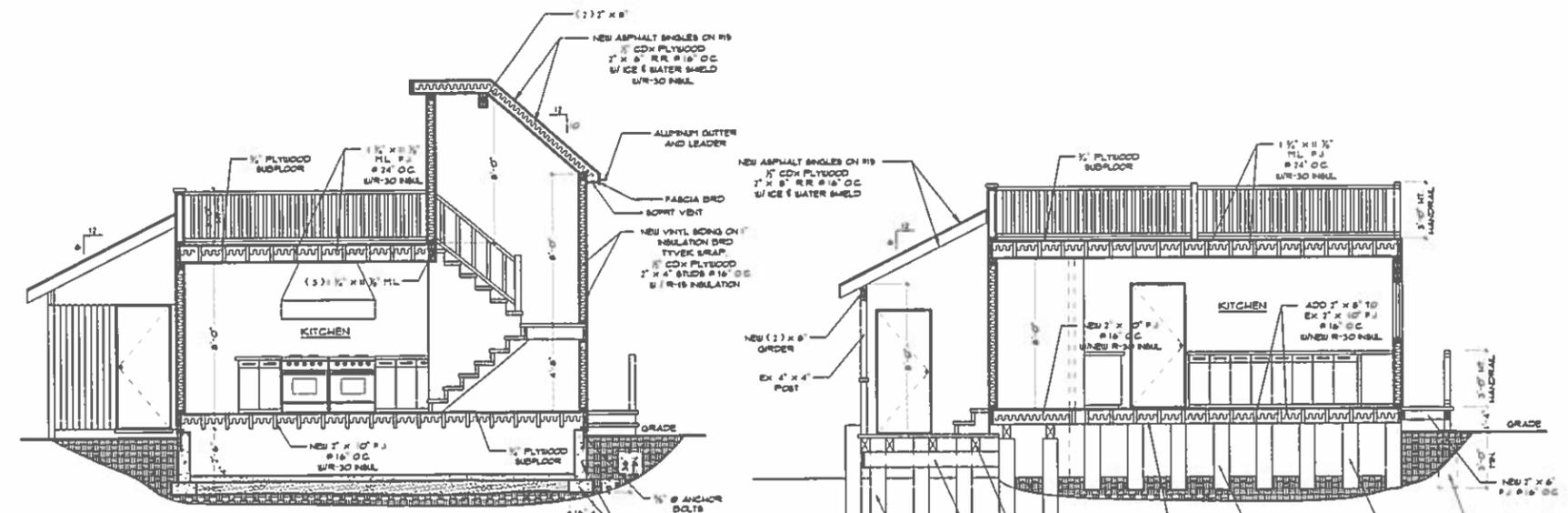
DRAWING NO.
3 OF 5



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



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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

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

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

RECEIVED
JUL 15 2024
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



REVISED:
6-21-24
DATE: 6-4-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ARISTIDIS TAPERAS
PROJECT NO: 07-1024

R.A.R. DESIGN & DRAFTING SERVICES
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EMAIL: TDRE@DRPEL.COM

PROJECT:
KADOSH FAST FOOD
147A WOODCLEFT AVE
FREEPORT, NY 11520
EMAIL: AARON@KADOSHFAST.COM
TITLE:
ELEVATIONS AND SECTION

DRAWING NO:
4 OF 5

FASTENING SCHEDULE (R602.3(1))

(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d	PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R602.3.1 R602.3.2 AND TABLE R602.5.1(9)]	3-16d	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R602.3.1 R602.3.2 AND TABLE R602.5.1(9)]	PER TABLE R602.5.1(9)	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS TO PLATE	3-10d	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER/TRUSS
WALL FRAMING		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERESTING WALL CORNERS (AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d	16" O.C. EACH EDGE FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d	TOE NAIL
12. TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	6-16d	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d	(2) EACH 16" O.C. FACE NAIL
16. TOP OR BOTTOM PLATE TO STUD	4-8d	TOE NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d	END NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-8d	FACE NAIL
19. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL
FLOOR FRAMING		
21. JOIST TO SILL, TOP PLATE OR GIRDER	3-8d	TOE NAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE OR OTHER FRAMING BELOW	8d	6" O.C. TOE NAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d	BLIND AND FACE NAIL
25. 2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	2-16d	EACH BEARING, FACE NAIL
26. BAND OR RIM JOIST TO JOIST	3-16d	END NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND "STAGGERED"
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER, FACE NAIL
29. BRIDGING TO JOIST	2-10d	EACH END, TOE NAIL
		EDGES (INCH.)
30. 3/4" - 1/2"	6d (SUBFLOOR, WALL), 8d (ROOF)	6
31. 1/2" - 1"	8d	6
32. 1 1/2" - 1 3/4"	10d	6
OTHER WALL SHEATHING		
33. 1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	3	6
34. 3/4" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	3	6
35. 1/2" GYPSUM SHEATHING	7	7
36. 5/8" GYPSUM SHEATHING	7	7
WOOD STRUCTURAL PANEL COMBINATION SUBFLOOR UNDERLAYER TO FRAMING		
37. 3/4" AND LESS	8d	6
38. 3/4" - 1"	8d	6
39. 1 1/4" - 1 1/2"	10d	6

*SEE TABLE R602.3(1) IN IRC FOR ALTERNATE FASTENING REQUIREMENTS.

WINDOW NOTE FOR LOCATIONS WITHIN ONE MILE OF SHORELINE:

All new windows and glass doors shall meet the requirements of the large missile test of ASTM 1996 and or ASTM E 1886. The Contractor shall provide pre-cut 1/2" plywood panels to cover the glazed openings & shall pre-drill edges at 12" oc to accept 2-1/2" #8 wood screws and provide adequate number of screws for fastening.

CODE ANALYSIS

PERMANENCY: Residential-Single Family Detached
APPLICABLE STANDARDS: Plans are in compliance with 2020 Residential Code of New York State and ASCE 7-16

DESIGN LOADS:
Decks/Balconies: 60 psf
Attics: 20 psf
Roofs other than Sleeping Rooms: 40 psf
Sleeping Rooms: 30 psf
Stairs: 40 psf
Handrails: 200#
Roof: 20 psf ground snow load
Basic Wind Speed: 130 mph
Wind: 31 psf
Dead Load: 10 psf

DEFLECTION LIMITS:
Rafters with no finished ceiling attached: L / 180
Floors: L / 360

ENERGY NOTES

- Calculations are valid up to 5900 degree days.
- Cellulose insulation for Zone 11B.
- Wood framed floors, walls and ceilings shall have an approved vapor barrier (permeance rating of 1.0 perm) installed on the "warm" or "interior" side of thermal insulation.
- Windows and sliding doors shall have a max. air infiltration rating of 0.3 CFM per square foot of window area. Sliding doors shall have a max. air infiltration rate of 0.5 CFM per square foot of door area.
- Single sheets shall have a minimum insulation value of R-19.
- Corrogs - front, sides, doors, interior shall have max. U=0.40.
- All windows shall be provided with a damper for outside combustion air (150-200 CFM). All doors shall have tight sealed damper with a max. air leakage of 20 CFM. All replacements shall have tight-fitting non-combustible doors.
- The Contractor shall submit the design, size and type of mechanical systems which will be used, in sufficient detail, as required by the Building Department.
- All thermostats shall be adjustable from 55 degrees to 85 degrees Fahrenheit.
- All ducts and pipes shall be insulated as required by code.
- HVAC Contractor shall verify heat loss calculations.
- All boiler and/or basement doors shall be insulated.
- The Engineer certifies that to the best of his knowledge, belief, and professional judgment that the plans are in compliance with the Energy Conservation Construction Code of New York State 2020.

SAFETY GLASS REQUIREMENTS

- SAFETY GLASS REQUIRED AT THE FOLLOWING LOCATIONS:**
- Any glazing in any door type.
 - Glazing in any walls enclosing a shower, tub, sauna or steam room.
 - Any windows within 24" of a door.
 - Any individual pane of glass with an area greater than 9.0 sq. ft. where the bottom is less than 18" above the adjacent finish floor within 36" of the window.
 - Glazing in walls of hot tubs or indoor pools within 5'-0" of the water.
 - Glazing in stairways and landings within 5'-0" horizontally of a walking surface.
- * THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

ASPHALT ROOF SHINGLE NOTES

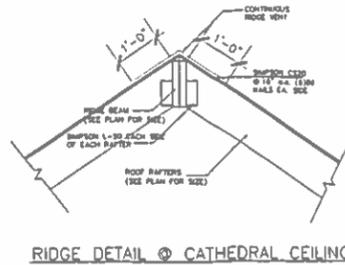
- Asphalt roof shingles shall have self-sealing strips or shall be interlocking and shall comply with the requirements of ASTM D-225 or D-346, installed in accordance with section R602.2.
- All fasteners for asphalt roof shingles shall be galvanized steel, stainless aluminum, or copper roofing nails. Fasteners shall be minimum 12 gauge shank with a minimum 3/8" dia. head, and of sufficient length to penetrate through the roofing materials and the sheathing.
- Asphalt roof shingles shall have the maximum number of fasteners as required by the manufacturer.
- For normal applications, asphalt roof shingles shall be secured to the roof with no less than four (4) fasteners per strip shingle or two (2) fasteners per individual shingle.
- Asphalt strip shingles shall have a minimum of six (6) fasteners per shingle where the eave is 20 feet or higher above grade or where the base wind speed is 120 mph or greater.

GENERAL CONSTRUCTION NOTES

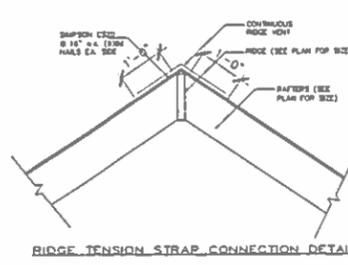
- All work shall conform to the requirements of the 2020 New York State Residential Code. All work shall also conform to the requirements of any other Codes and authorities having jurisdiction. The Contractor shall obtain and arrange for all required permits, inspections, certificates and tests.
- All handrails shall rest on undisturbed soil at 1 1/2" bearing capacity; contractor shall have the level of acceptable bearing strata verified in the field.
- Concrete has been designed in accordance with ACI 318-14 "Building Code Requirements for Structural Concrete". All concrete work shall conform to requirements and recommendations of ACI-308-16 "Specifications for Structural Concrete for Buildings" (C = 3000 psi). All exposed walls, garage slabs, and steps shall be 3000 psi air-entrained. Reinforcing steel shall conform to ASTM A-615 Grade 60.
- All framing members shall be Hem-Fir #1 (Fb = 975psi); provide (2) 2x8 header over all wall openings, unless otherwise noted.
- Members, girders (W), shall be laminated veneer lumber with E=2,000,000 PSI; Fb = 2,800 PSI, as manufactured by TRUS-JOIST SYSTEM.
- Double frame around all openings, under parallel walls and under bathtubs. Provide Simpson hanger connections at all beam structural load bearing conditions.
- All concrete block shall conform to ASTM C90; Mortar shall be type "M".
- All steel work shall conform to the requirements of the AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings". Steel shall conform to ASTM A-36 (GRADE 50) and A-501.
- All electrical work shall conform to local NEC and Underwriters Laboratory requirements.
- Pre-fabricated Trusses and Rafters shall be UL approved.
- Install smoke detectors and carbon monoxide detectors in accordance with all state and local code requirements.
- The Contractor shall verify all existing conditions before starting construction and shall notify the engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction as to the intent or details of the drawings, the contractor shall call the engineer, Thomas D. Reilly, at (931) 724-5740 for clarification and/or instructions. If the contractor fails to follow the above procedure, he shall assume all responsibility for the consequences of his actions and/or decisions.
- The owner shall arrange for supervision of the construction work to insure compliance with the contract documents.
- When using ACP pressure treated lumber all nails, screws, all plates and end straps must be hot dipped galvanized or stainless steel fasteners.

EGRESS WINDOW SCHEDULE (ALL SLEEPING ROOMS)

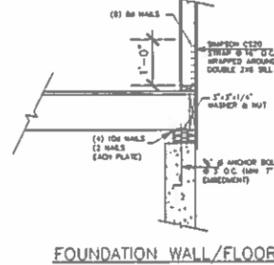
FLOOR	ROOM NAME	EXIST. CLEAR OPENING	PROPOSED (S.F.)
FIRST		5.0	
SECOND		3.7	
THIRD		3.7	



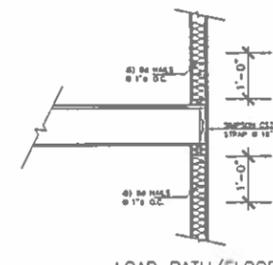
RIDGE DETAIL @ CATHEDRAL CEILING



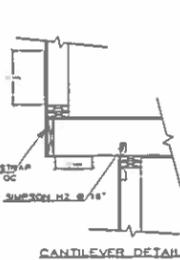
RIDGE TENSION STRAP CONNECTION DETAIL



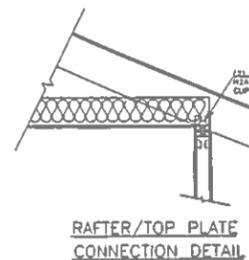
FOUNDATION WALL/FLOOR FRAMING DETAIL



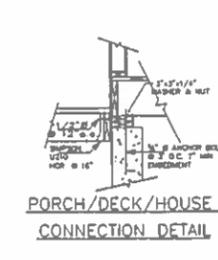
LOAD PATH/FLOOR FRAMING DETAIL



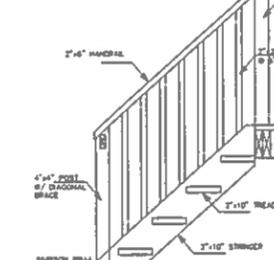
CANTILEVER DETAIL



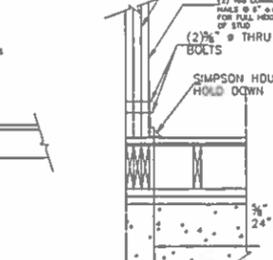
RAFTER/TOP PLATE CONNECTION DETAIL



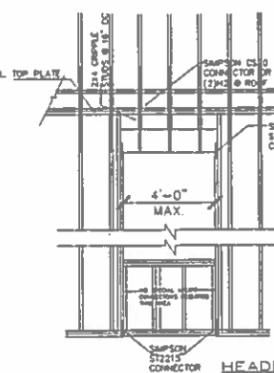
PORCH/DECK/HOUSE CONNECTION DETAIL



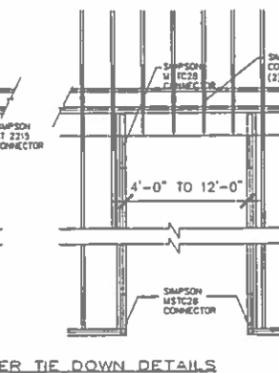
STAIR/RAILING DETAIL



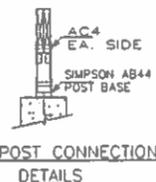
FIRST FLOOR SHEARWALL HOLDDOWN



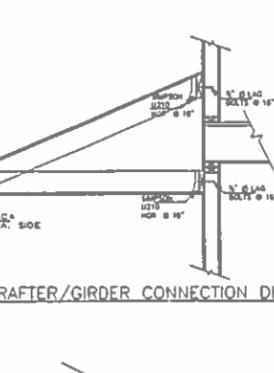
HEADER TIE DOWN DETAILS



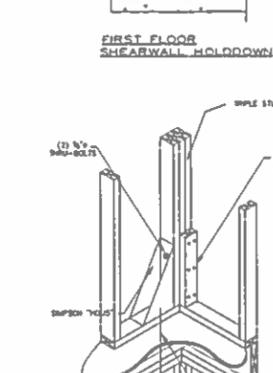
PORCH/RAFTER/GIRDER CONNECTION DETAIL



4x4 POST CONNECTION DETAILS



FOOTING DETAIL



SECOND FLOOR SHEARWALL HOLDDOWN

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (R602.3(3))

(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

MINIMUM COMMON NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING			ULTIMATE DESIGN WIND SPEED (mph)		
				EDGES ("O.C.)	FIELD ("O.C.)	B	C	D	
6d	1.5	24/0	16	6	12	140	115	110	
8d	1.75	24/16	16	6	12	170	140	135	
			24	6	12	140	115	110	

TABLE R 302.7 (3) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SUSJECT TO DAMAGE FROM WEATHERING	FLOOR USE DESIGN	ICE STORAGE	FLOOD HAZARD	AIR FREEZE INDEX	MIN. ANNUAL TEMP.
	WIND SPEED (mph)	TOPOGRAPHIC EFFECTS						
30 PSF	140	40	NO	NO	NO	NO	NO	NO



REVISIONS:
DATE: 6-4-24
SCALE: 1/8" = 1'-0"
DRAWN BY: AMERICAN ENGINEERS
PROJECT NO: 24-0074

R.A.R. DESIGN & DRAFTING SERVICES
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TEL: (631) 724-5740
EMAIL: TDREILLY@PE.COM

PROJECT: KADOSH FAST FOOD
114 WOODGETT AVE
FREEPORT, NY 11520
EUNY@KADOSHFASTFOOD.COM
LARGE OF FREEDOM AND NOTES
STRUCTURAL DRAWINGS AND NOTES
DRAWING NO: 5 OF 5

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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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

LETTER OF DENIAL

July 10, 2024

Salvatore Ferrara
101 Albany Ave
Freeport, NY 11520

RE: 101 Albany Ave, Freeport, NY
Zoning District – Manufacturing Sec. 62 Blk. E Lot 111-115
Building Permit Application #20243627
Description: Legalize second floor office.

Dear Mr. Ferrara

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

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

Village Ordinance §210-172. Required parking spaces.

A. The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes: [Amended 11-23-1992 by L.L. No. 9-1992]

(9) Industrial and manufacturing establishments: at least one parking space for every four workers or for every 400 square feet of floor area, whichever requires the greatest number of spaces. The provisions of this subsection shall not apply to Industrial B District. The plans submitted indicates 13 parking spaces and 24 parking spaces are required. You will be seeking a variance of 11 parking spaces.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment to review the completed application. Changes or additional information may be required for the application; therefore, only ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: NO

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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. 20243627

Location: 101 Albany Ave, Freeport, NY

Applicant: Salvatore Ferrara

Description: Legalize second floor office.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: July 3, 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
46 NORTH OCEAN AVENUE
FREEPORT, NY



SEC. 62 BLK. E LOT. 111-115

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Bramson House Inc.

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 101 Albany Avenue, Freeport, NY 11520

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

2. That the premises affected by this application is located at 101 Albany Avenue Land Map of Nassau County Sec. 62 Blk. E Lot(s) 111-115 and that the interest which the applicant has in the property concerned is that of Fee Owner

3. That (the applicant) (the applicant's duly authorized Architect) on or about the 30th day of June 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Building Plans

Obtain reason for denial from Department of Buildings.

4. That on or about the 10th day of July, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: 210-6A Conformity and 210-172 Parking

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

5. That the nature of the improvements now upon said premises is as follows: 1 story industrial building with mezzanine

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

6. That said premises are now being used as follows: 1 story industrial building with mezzanine

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: 1 story industrial building with mezzanine (legalize mezzanine offices)

Strike out whichever word is not applicable. Follow

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

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

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

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

10. That the grounds for this application are as follows: Compliance with the criteria of the New York State Village Law for the granting of the requested relief.

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

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

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

Dated: 8/28, 20 24

Bramson House Inc.

BY: X [Signature]
ITS: President

State of New York)
County of Nassau) ss:

The applicant Ellis Abramson named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by M&D PC and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe it to be true.

Sworn to before me this 28th day
of August, 20 24

Notary Public [Signature]

X [Signature]
Dominick Minerva Signature of Applicant
Notary Public, State of New York
No. 02M16089222
Qualified in Nassau County
Commission Expires March 21, 2027

**Notice
Conflict of Interest**

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

8/28, 20 24
Date Year

X [Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Notary Public _____

Signature

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VILLAGE OFFICE
VILLAGE OF FREEPORT, NY

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			
101 ALBANY AVE. FREEPORT, N.Y.			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
101 ALBANY AVE. FREEPORT, N.Y.			
Brief Description of Proposed Action:			
LEGALIZE SECOND FLOOR MEZZANINE AND CORRECTIVE WORK INTERIOR TO BLD'G.			
Name of Applicant or Sponsor:		Telephone: 516 644 2828	
ORCO SALVATORE A. FERRARA		E-Mail: SF@orco.info	
Address:			
155 FIRST STREET			
City/PO:		State:	Zip Code:
MINEOLA		NY	11501
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:			Y
3 a. Total acreage of the site of the proposed action? <u> .4 </u> acres			
b. Total acreage to be physically disturbed? <u> 0 </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 checked="" 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 checked="" type="checkbox"/> Other (specify): <u>STORAGE</u> <input type="checkbox"/> Parkland			

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 WILLIAMSON COUNTY, TN

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
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	
			X
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	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
			X
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	
			X
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	
			X
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	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
			X
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: _____	X		
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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	X		

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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
	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	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>SALVATORE A. FERRARA, RA</u> Date: <u>7.18.24</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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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.

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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 2014 SEP 19 1:59
 PLANNING OFFICE
 VILLAGE OF FAVEL ORL, NY

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

I. LOCATION OF BUILDING	AT (LOCATION) (No.)	101	ALBANY AVENUE	ZONING DISTRICT	INDUSTRIAL
	BETWEEN	MILL RD.	AND	NIAGARA AVE.	
	SECTION	62	BLOCK	E	LOT

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

A. TYPE OF IMPROVEMENT		B. PROPOSED OR EXISTING USE	
1	<input type="checkbox"/> New building	RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"
2	<input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential name)	11	17 <input checked="" type="checkbox"/> Industrial
3	<input type="checkbox"/> Subdividing Appt	12	18
4	<input type="checkbox"/> Repair (replacement)	13	19
5	<input type="checkbox"/> Bulkhead (New, Repair)	14	20
6	<input type="checkbox"/> Fence	15	21
7	<input type="checkbox"/> Moving (relocation)	16	22

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT : 300,000	New construction of the mezzanine level office space. Repair of existing concrete floor @ 1st floor level. Bathrooms renovation

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee		
2. Contractor		
3. Architect or Engineer	SALVATORE A. FERRARA 155 First St. Suite 102 Mineola, NY 11501	516-644-2828

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 27 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>SALVATORE A. FERRARA being duly sworn, says that His _____ is the contractor or owner of the above mentioned building. That the name of the above mentioned building is _____</p> <p>location, is correct to the best of His _____ knowledge and belief _____ of this jurisdiction.</p> <p>Sworn to before me this 30 day of July 2014</p> <p>Notary Public _____ County, N.Y.</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO _____ IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____</p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet 7,985</p> <p>Mezz Upper Flr Square Feet 877</p> <p># of Fixtures 8</p> <p># of Floors 1.5</p> <p>Occup. Type INDUST</p>
--	---

VI. VALIDATION (Submit the Copy)

Building Permit Number _____	Approved by: _____ Superintendent of Buildings
Building Permit Issued _____	
Building Permit Fee \$ _____	

LEGALIZE NOW FILED CONSTRUCTION

EILEEN RUFFANO
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 01RD4996851
Qualified in Nassau County
Commission Expires May 26, 2026

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Incorporated Village of Freeport FLOODPLAIN DEVELOPMENT PERMIT

Date: 7.18.24

Application Number: _____

Property S/B/L: 62, E, 111-115

Permit Number: _____

Address of Property: 101 ALBANY STREET Freeport, NY 11520

Type of Development: (Check all that apply)

- Excavation Fill Grading Residential Addition Residential Alteration Pool Bulkhead Deck
 Utility Install or Replacement Sewer Road Construction Commercial Addition Commercial Alteration
 Shed / Storage Facility (Must be Anchored) Roof Fence Oil Tank (Must be Anchored) Driveway
 Other (Specify): INTERIOR MEZZANINE LEANIZATION

OFFICE USE ONLY:

FIRM Data: Flood Zone: AE VE Map Panel #0238G 0239G Map Panel Date: 09-11-2009
 Base Flood Elevation (NAVD) = 8 9 10 11

Development Standards Data: -NOT APPLICABLE-

- 1- Required elevation of utilities to be installed including but not limited to, air conditioning, electrical equipment, hot water heaters, boilers = Base Flood Elevation (BFE) + 4 feet of Freeboard = _____ (NAVD) or Not Applicable
- 2- Will garage be used for any purpose besides parking of vehicles, storage, or building access? Yes or No
(If "Yes", then the garage must be used in determining the lowest floor elevation)
- 3- If an elevation project, what is the proposed method for elevating the structure?
 Fill and Foundation No Fill and Foundation Pilings Extend Existing Foundation Not Applicable

New Foundation must have required Flood Vent openings installed and quantity of vents must be provided at time of application on submitted Architectural Drawings. Engineered flood vents must be certified by a Licensed Design Professional and noted on final Elevation Certificate.

Total square footage of first floor = _____ Sq ft
 Total Area of Perimeter Flood Vent openings = _____ Sq In.
 (Non - Engineered = 1" per square foot or the use of Engineered vents)

The bottom of the openings shall not be greater than one foot above either interior or exterior grade at the perimeter of the foundation wall.

- 4- Commercial floodproofing requires submission of Certified Floodproofing Certificate. (Not permitted in V Zones)
- 5- AE Zone - Lowest Floor to be at or above Base Flood Elevation (BFE) + 4 feet : Measurement = _____ (NAVD)
- 6- V-Zone - Measurement of lowest supporting horizontal member must be at or above Base Flood Elevation (BFE) + 4 feet : Measurement = _____ (NAVD)
- 7- Regulatory Flood Elevation at development site = Base Flood Elevation (BFE) + 4 feet of Freeboard (NAVD)

Applicant acknowledgment: I the undersigned understand that the issuance of a floodplain development permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required. I also understand that prior to occupancy of the structure being permitted, an elevation and/or floodproofing certificate signed by a professional engineer or registered land surveyor must be on file with the Village of Freeport Building Department indicating the "as built" elevations in relation to the North American Vertical Datum of 1988 (NAVD)

Print Name of Applicant: SALVATORE A. FERRARA Signature of Applicant: 

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 VILLAGE OF FREEPORT BUILDING DEPARTMENT

- Existing Use: First Floor- Industrial (Car Repair)
 - Proposed Use: First Floor- Industrial (Car Repair/Storage)
- Building Construction Classification - Type 'IIB'

ABBREVIATIONS

AFF ABOVE FINISH FLOOR	FF FINISHED FLOOR	PWMT PAVEMENT
ACT ACoustic CEILING TILE	FLR FLOOR	PT PRESSURE TREATED
AC AIR CONDITIONING	FR FIREPROOF SELF CLOSING	QT QUARRY TILE
AL ALUMINUM	FRFP FIREPROOFING	R ROOF
BK BLOCK	FR FIRE RESISTIVE	RA RETURN AIR
BKX BLOCK	FS FULL SIZE	RAD RADIATOR
BUR BUILT UP ROOFING	FTB FOOTING	RD ROOF DRAIN
BM BEAM	GL GLASS	REFR REFRIGERATOR
C COURSE	GR GRATE	REG REGISTER
CB CATCH BASIN	GRB GYP/PSM BOARD	RESL RESILIENT
CI CAST IRON	GYP BD GYP/PSM BOARD	RM ROOM
CL CENTER LINE	HC HOSE CABINET	RO ROUGH OPENING
CR CAST STONE	HM HOLLOW METAL	RBR RUBBER TILE
CS CERAMIC TILE	HPT HIGH POINT	SA SUPPLY AIR
CO CLEAN OUT	HVAC HEATING VENT & AIR CONDITIONING	SC SOLID CORE
CDM CEMENT	HNDRL HANDRAIL	SP STAMPPIPE
CLD CEILING	HGT HEIGHT	SSK SERVICE SINK
COL COLUMN	INSUL INSULATION	SST STAINLESS STEEL
CONC CONCRETE	INSUL INSULATION	STD STANDARD
CONSTR CONSTRUCTION	JB JUNCTION BOX	STOR STORAGE
CONT CONTINUOUS	JC JANITOR'S CLOSET	STL STEEL
CONV CONNECTOR	JT JOINT	STREET STREET
DA DOUBLE ACTING	LPT LOW POINT	T TREAD
DF DRINKING FOUNTAIN	LAV LAVATORY	TAB TOP AND BOTTOM
DH DOUBLE HUNG	LDR LEADER	TEL TELEPHONE
DOP DOOR OPENING	MAS MASONRY	TSL TOP OF SLAB
DM DIMENSIONS	MC MICHIGNE CABINET	TST TOP OF STEEL
DN DOWN	MO MASONRY OPENING	TC TOP OF CONCRETE
DX DIAMETER	MS MARBLE SADDLE	TER TERRAZZO
EA EACH	MFG MANUFACTURING OR MANUFACTURER	TH TOP OF WALL
ENC ELECTRIC WATER COOLER	MC MICHIGNE CABINET	TYP TYPICAL
EL ELEVATION	MS MARBLE SADDLE	UR URINAL
ELEC ELECTRIC	NTS NOT TO SCALE	UNFN UNFINISHED
ENCL ENCLOSURE	OC ON CENTER	UN UNLESS OTHERWISE NOTED
EQL EQ EQUALLY SPACED	PNT PAINT	VF VERIFY IN FIELD
EXP JT EXPANSION JOINT	PAR PAPER	VCT VINYL COMPOSITION TILE
FAI FRESH AIR INTAKE	PL PLATE	VWC VINYL WALL COVERING
FD FLOOR DRAIN		WC WATER CLOSET
FON FOUNDATION		WGL WIRE GLASS
FEXT FIRE EXTINGUISHER		WD WOOD
		YD YARD DRAIN

SITE INFORMATION

ZONE: Industrial
SECTION: 62
BLOCK: 111 & 112 (113,114,115)

Drawing List

- ZBA-1 Title Sheet
- 1A Existing Violations on First Floor & Mezzanine Plan Calculations
- 1B Off Street Parking Radius Parking Calculations for Variance

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, omissions or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.

This drawing and its contents, including but not limited to all patentable features, separately or collectively shown, constitute the original and unpublished property of Combined Resources Consulting & Design, Inc.. This drawing may not be disclosed, reproduced in whole or part or employed for any purpose other than specifically permitted by written consent of CRCD and is loaned subject to return on demand.

No	Submission	Date
	ZBA Issue	9.29.2023

Key Plan:

Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P. 516.644.2828 F. 516.644.2820

Engineer:

Tenant/Occupant:

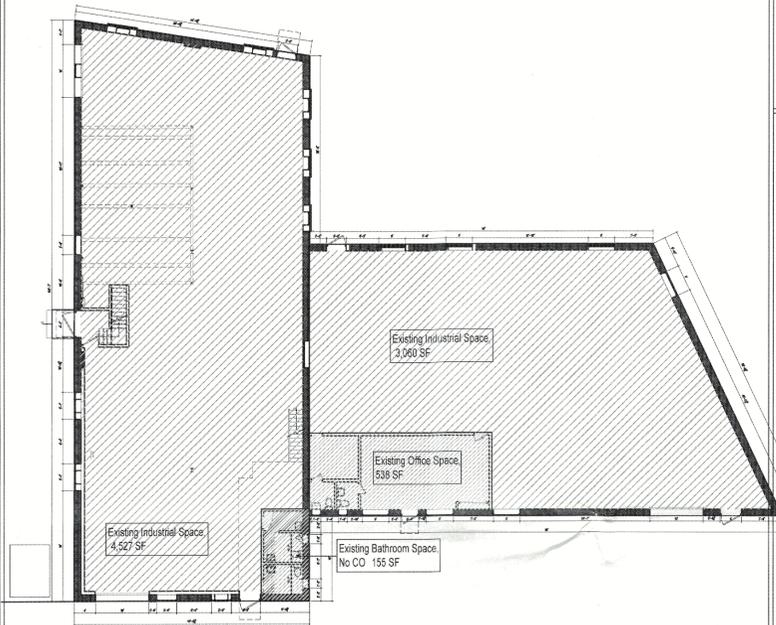
Drawing:

Title Sheet

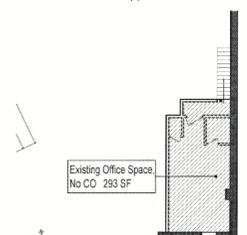
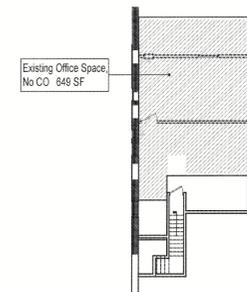
Initial Dwg Date:	8-21-2023	Drawn By:	ET
Job No.:	23-128.00	Chk By:	SF
Scale:	As Noted	PG:	2

Dwg No:

Seal & Sign:



First Floor Level, Key Plan Industrial



Mezzanine Floor Level, Key Plan Industrial

Bramson House, Inc.

101 Albany Avenue
Freeport, NY 11520

Zoning Application



Locus Plan

FILED
SEP 27 2023
1:59
COUNTY OFFICE
SARATOGA COUNTY, NY

Existing Business Parking Requirements as per Village of Freeport Code:

1st Floor Industrial:
 1 Parking Space for every 4 workers, OR 1 Parking Space
 400 s.f. which ever is the Greatest Number
 8,862 ••400 =22 Parking Spaces
 First Floor Business: 2 Parking Spaces for one Business
 Mezzanine Business: 2 Parking Spaces for one Business

Parking Requirements as per Village of Freeport Code:

	Use	Existing Square Footage	Existing Parking	Use	Proposed SF	Required Parking
1st Floor	Industrial	4,153 SF	NA	101 Albany	No Change	10 Required
1st Floor	Industrial	3,182 SF	NA	10 Troy	No Change	8 Required
1st Floor	Business	155 SF	NA	101 Albany	No Change	2 Required
1st Floor	Business	495 SF	NA	10 Troy	No Change	2 Required
Mezzanine	Business	602 SF	NA	101 Albany	No Change	2 Required
Mezzanine	Storage	275 SF	NA	101 Albany	No Change	0 Required
Total		8,862 SF	***@ Site			24 Required

SITE INFORMATION

ZONE: Industrial
 SECTION: 62
 BLOCK: 111 & 112 (113,114,115)

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so as to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, ambiguities or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.
 This drawing and its contents, including but not limited to all potential features, separately or collectively shown, constitute the original and unpublished property of Combined Resources Consulting & Design, Inc. This drawing may not be disclosed, reproduced in whole or part or employed for any purpose other than specifically permitted by written consent of CRCD and is loaned subject to return on demand.

No	Submission	Date
	ZBA Issue	9.29.2023

Key Plan:

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
 155 FIRST STREET, SUITE 102
 MINEOLA, NY 11501
 P.516.644.2828 F.516.644.2820

Engineer:

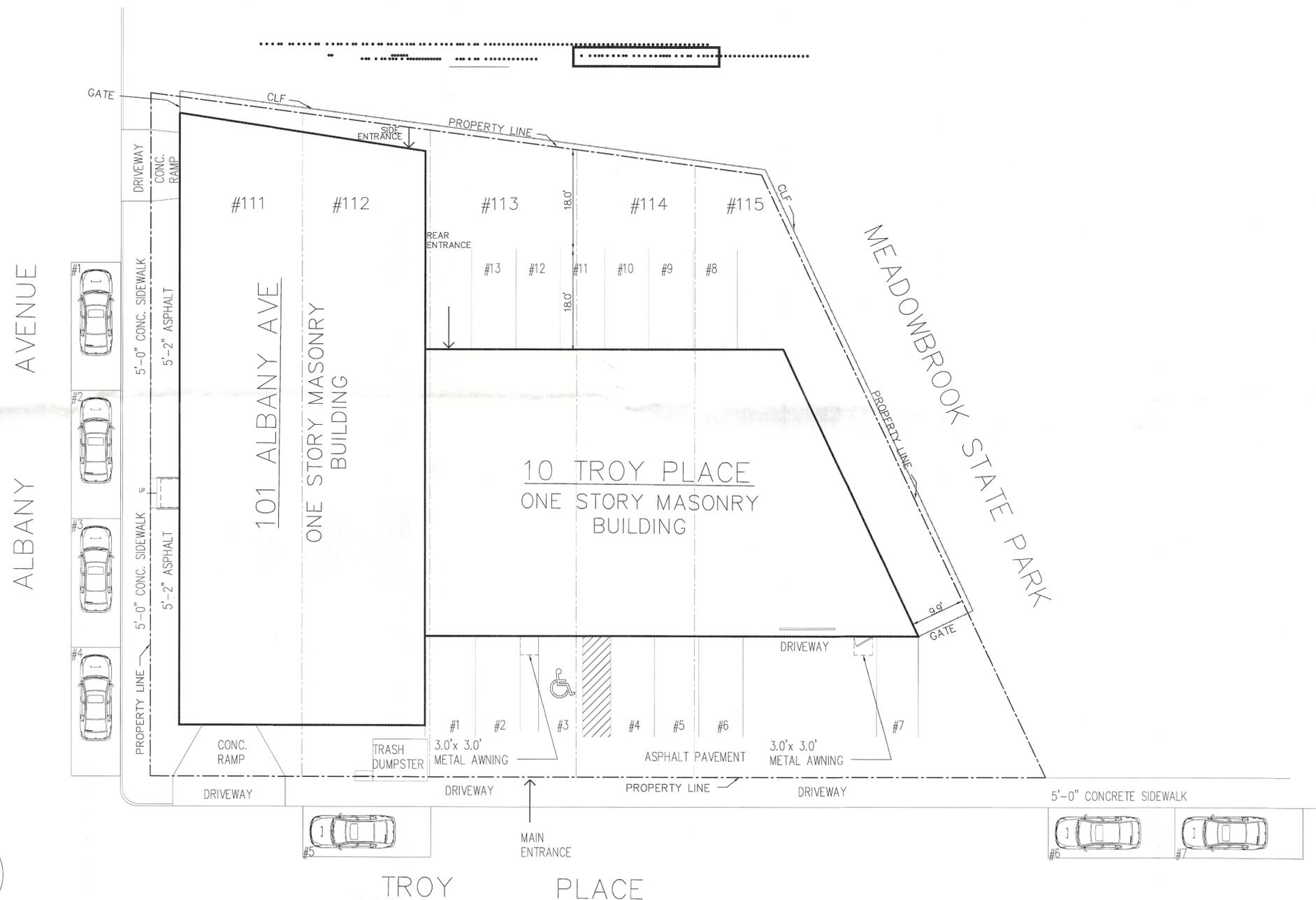
Tenant/Occupant:

Location:
 101 Albany Avenue
 Freeport, NY 11520

Drawing:
 Parking Calculations for Variance

Initial Dwg Date:	8-21-2023	Drawn By:	ET
Job No.:	23-128.00	Chk By:	SF
Scale:	As Noted	PG:	2 2
Dwg No.:		Seal & Sign:	

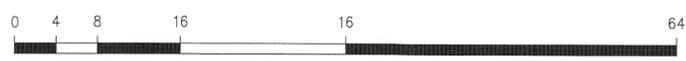
1B FAR

SECTION: 62
 BLOCK: E
 LOTS: 111 & 115
 LOT 33 AREA
 8,629.9.00 SF
 0.199811 ACRES



SITE PLAN INFORMATION WAS TAKEN FROM A PROPERTY SURVEY PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C. SURVEYING, P.C., LICENSED LAND SURVEYOR, DATED FEBRUARY 15, 1911, REVISED JULY 8, 2020





RECEIVED

2024 SEP 13 A 11:18

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

September 12, 2024
AMENDED LETTER OF DENIAL

Herrol Jean- Philippe
38 Morton Ave
Freeport, NY 11520

RE: 38 Morton Ave, Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 300 , Lot 198
Building Permit Application #20243758
Description – Maintain 56' of 4' high closed PVC fence.

Dear Sir/Madam:

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

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

Village Ordinance §210-171. Fences and enclosures.

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

(1) In primary front yards, an open fence not to exceed four feet in height. Such fences may be constructed of wood, plastic or metal. According to the survey indicates that the fence is 4' H closed.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: NO

RECEIVED
2021 SEP 13 A 11:19
VILLAGE CLERK'S OFFICE
VILLAGE OF HEMPSTADT, 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. 20243758

Location: 38 Morton Ave

Applicant: Herrol Jean-Philippe

Description: Maintain 56' of 4' high closed PVC fence

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: September 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.

RECEIVED
09/13/24 11:19
VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS



SEC. 54 BLK. 300 LOT. 198

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of Aline & Herrol Jean Philippe respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)
38 Norton Avenue
Freeport NY 11520

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

2. That the premises affected by this application is located at Land Map of Nassau County
38 Norton Avenue Freeport NY Sec. 54 Blk. 300 Lot(s) 198
and that the interest which the applicant has in the property concerned is that of Maintain
56' of 4' high closed PVC Fence

3. That (the applicant) (the applicant's duly authorized Aline C Jean Philippe on or about the 15 day of May 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Maintain 294' of 6' of PVC White Fence and
56' of 4' of PVC White Fence (Front of Property)

Obtain reason for denial from Department of Buildings

4. That on or about the 24 day of June, 2024 the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: _____
Fence erected is a closed Fence
Village Ordinance 210-171 Section I

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

5. That the nature of the improvements now upon said premises is as follows: _____
To maintain as such

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

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

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: _____
To maintain such Fence

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York _____
Village Ordinance 210-171
Section I

Refer where possible to paragraphs and

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the

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

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

10. That the grounds for this application are as follows: NA

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

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

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

Dated: August 26th, 20 24.

BY: Aline Cajuste Jean Philippe
ITS: Owner

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

State of New York)
County of Nassau) ss:

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

Catherine L. Caldeira
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6277851
Qualified in Kings County
Commission Expires August 8, 2025

Sworn to before me this 3rd day
of September, 20 24.

Aline Cajuste Jean Philippe
Signature of Applicant

Notary Public Catherine L. Caldeira

**Notice
Conflict of Interest**

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

August 26th, 20 24.
Date Year

Aline Cajuste Jean Philippe
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Sworn to before me this _____ day

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: Maintain Fence that replaced a wooden one		
Project Location (describe, and attach a location map): Maintain Fence		
Brief Description of Proposed Action: 38 Morton Avenue, Freeport NY		
Maintain Fence that replaced a wooden fence		
Name of Applicant or Sponsor: Herrol and Aline Jean Philippe	Telephone: 917-640-3177	E-Mail: chouhjak13@gmail.com
Address: 38 Morton Avenue		
City/PO: Freeport	State: NY	Zip Code: 11580
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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	NA acres _____ acres _____ 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		

2021 SEP 13 A 11:19
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

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

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PLANNING DEPARTMENT
WILSON COUNTY, NC

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	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Aline Jean Philippe</u>		Date: <u>5-15-24</u>
Signature: <u>[Handwritten 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?	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? b. public / private wastewater treatment utilities?	X 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	

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 CLERK'S OFFICE
 VILLAGE OF EAST TOWN, NY

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

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 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)

Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

RECEIVED
MAY 17 2024
FREEPORT BUILDING DEPT.

Application Number: 20243758 S/B/L 54/300/198 Date of filing: _____

Permit Number: _____

Detailed Description of Project: Project was to replace wooden Fence on property. Maintain 99' of 6' of PVC Fence and 56' of 4' of PVC Fence with Two gates of 12 Color: white

Property Owner: Herrol and Aline Jean Philippe

Property Address: 38 Marton Avenue Zoning District: Residence A

Owners Mailing Address: Freeport NY 11520

Owners Contact Number: 917-640-3177

Owners Email Address: choublak13@gmail.com

Contractor Information: _____

Contractor Address: _____

Contractor Phone Number: _____

Contractor Email Address: _____

Documents Submitted from Contractor:

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

Will Homeowner Install Their Own Fence YES NO

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

Was the Fence Already Installed? YES NO

Total Cost of Project (Must include contract): _____

Total Length of Fencing: 362'

NOTARY REQUIRED:

Print Name of Applicant: Aline Cajuste-Jean Philippe

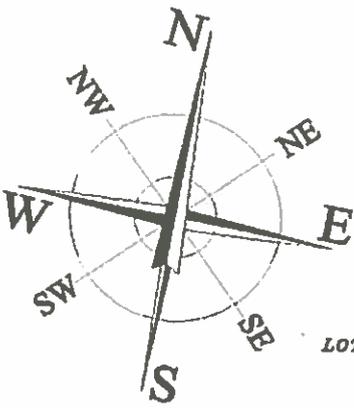
Signature of Applicant: [Handwritten Signature]

Sworn to before me this 15th day of May, 2024

Notary Public: Catherine L. Caldeira Superintendent of Buildings: _____

Catherine L. Caldeira
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6277851
Qualified in Kings County
Commission Expires August 8, 2025

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2024 SEP 13 A 11:19
VILLAGE OF FREEPORT, NY

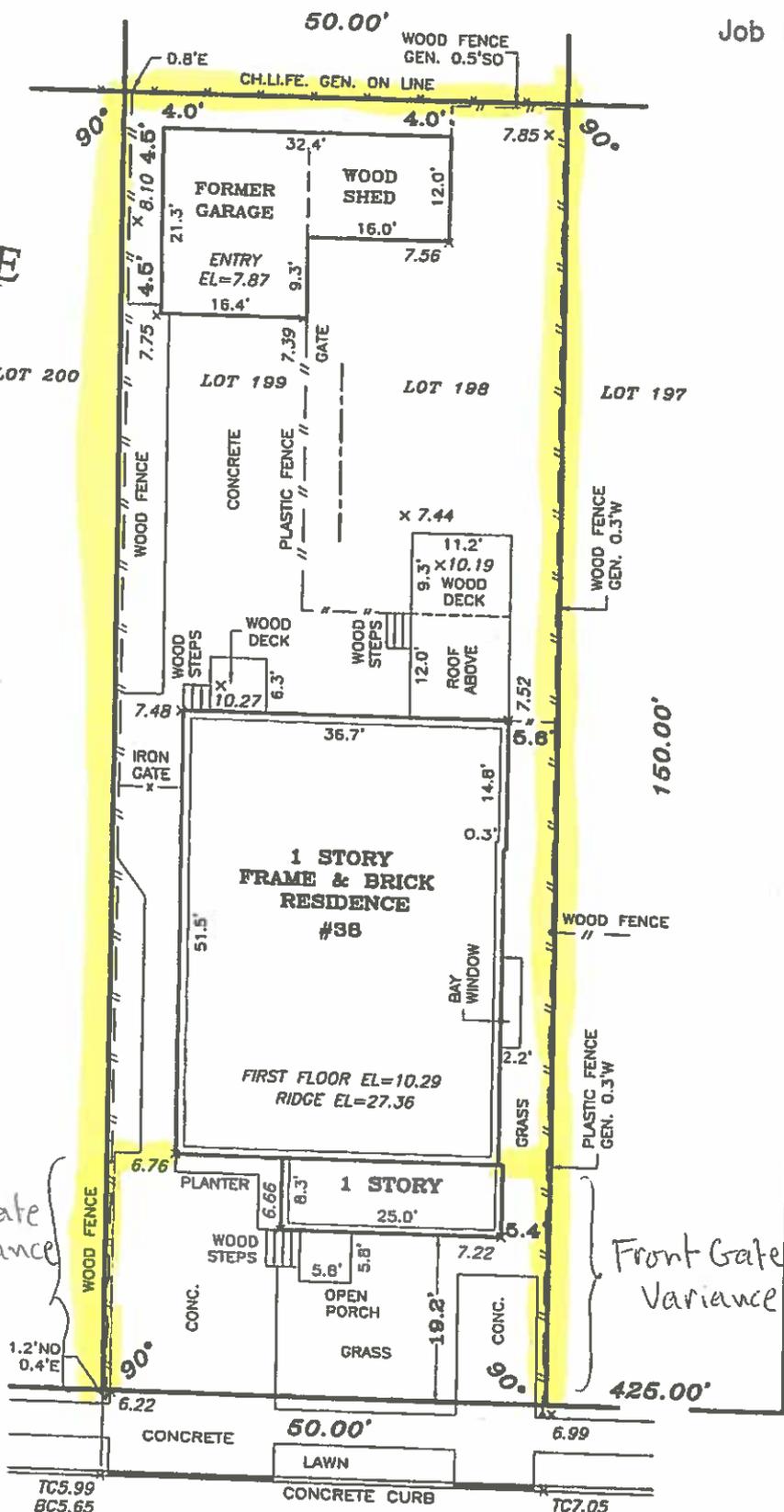


LOT 200

150.00'

150.00'

PETTIT BOULEVARD
(PARK AVENUE)



Front Gate Variance

Front Gate Variance



MORTON AVENUE
(50' WIDE)

NOTES:

- 1. ELEVATION SHOWN HEREON REFER TO THE NAVD 1988 DATUM.
- 2. AREA = 7500.0 SQ.FT. = 0.17 ACRE

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

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

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.

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



LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
92 ATLANTIC AVENUE, FREEPORT, NY 11620
516-378-2064 • 212-213-4090 • FAX 618-378-6649

EMAIL: INFO@LJSPC.COM

Aline Cajuste-Jean Philippe
38 Morton Avenue
Freeport, NY 11520
choublak13@gmail.com
917-640-3177

Monday, August 26th 2024

Department of Buildings
Incorporated Village of Freeport
46 North Ocean Avenue
Freeport, NY 11520

Dear Members of the Board of Appeals of the Village of Freeport,

I hope this letter finds you well. I am writing to formally appeal the decision regarding the front fence on my property at 38 Morton Avenue. The fence in question is a four-foot, closed structure that I believe contributes positively to both the value and aesthetic appeal of my home and the surrounding neighborhood.

First and foremost, the fence enhances the curb appeal of my property, which in turn raises its market value. This benefit is not limited to my home alone but extends to the neighborhood as a whole, as well-maintained properties help to create a more desirable community. In today's competitive real estate market, features such as a well-constructed front fence are considered valuable assets that potential buyers often seek.

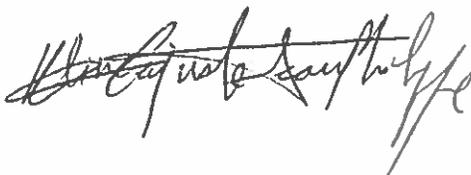
Additionally, there are several other properties within the vicinity of 38 Morton Avenue that have similar front fences. This consistency in design across multiple homes in the area demonstrates that such fences are in harmony with the neighborhood's overall aesthetic. The fence on my property does not detract from the appearance of the neighborhood; rather, it complements the existing structures and landscaping, adding to the overall charm and character of our community.

I would also like to emphasize that the fence does not obstruct views, block light, or otherwise negatively impact the experience of those living nearby or passing through the area. On the contrary, it provides a sense of privacy and security while still maintaining an open and inviting appearance.

In light of these considerations, I respectfully request that the board reconsider its position and allow the front fence at 38 Morton Avenue to remain as it stands. I firmly believe that keeping the fence will continue to benefit both my property and the neighborhood as a whole.

Thank you for your time and attention to this matter. I am available to discuss this further and provide any additional information that may assist in your decision.

Sincerely,
Aline Cajuste-Jean Philippe



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Owens
38 Morton

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Owner
38 Morton



Owner
38 Horton

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Neighbor
54 Morton



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OFFICE OF THE
VILLAGE CLERK, FINESTON, NY

Conner
Morton & Park



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REC'D OFFICE
VILLAGE OF FINEPORT, NY



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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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

September 16, 2024
LETTER OF DENIAL

Sam Calhoun
435 Pennsylvania Ave
Freeport, NY 11520

RE: 435 Pennsylvania Ave, Freeport, NY
Zoning District – Residence AA Sec. 36 Blk. 323 , Lot 9
Building Permit Application #20243925
Description – Proposed Gazebo 16' x 28'

Dear Sir/Madam:

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

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

Village Ordinance §210-35. Requires Yards.

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

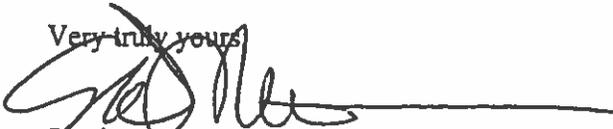
(3) Side yards width: No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in any side yard. According to the drawings submitted indicates that the gazebo is on the north side of the house 6' away from the property line.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours



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

SITE PLAN APPROVAL NEEDED: YES

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VILLAGE CLERK'S OFFICE

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. 20243925

Location: 435 Pennsylvania Ave

Applicant: Sam Calhoun

Description: Proposed Gazebo 16' x 28'

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 16, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

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SEC. 36 BLK. 323 LOT. 9

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No. _____

COMPLY WITH
ORIGINAL NOTES

The application of 435 Pennsylvania Ave - Proposed Gazebo
respectfully states and alleges:

Strike out
inapplicable
phrase

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

435 Pennsylvania Ave
Freeport NY 11520

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

2. That the premises affected by this application is located at

435 Pennsylvania Ave

Land Map of Nassau County
Sec. 36 Blk. 323 Lot(s) 9

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

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

Construction of Gazebo 16' x 28'

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 16 day of September, 2024, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: _____

Village Ordinance 210-6A
Village Ordinance 210-35 Requires Yard

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

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

Construction of 16' x 28' Gazebo in
backyard

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

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

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: Same Usage
residential - personal home

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

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

Village Ordinance 210-6A
Village Ordinance 210-35 Requires Yard

Refer where possible
to paragraphs and
section by numbers.

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

2 Story residential home

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PLANNING OFFICE
VILLAGE OF FREEPORT, NY

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

10. That the grounds for this application are as follows: The proposed gazebo will be constructed in the backyard of the home. It will be built behind a 6 ft white PVC fence with tall arborvitae trees on both sides of fence. The gazebo will complement the existing home. The southern neighbor is setback far from proposed gazebo.

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

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

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

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

Dated: September 22ND, 2024.

Samuel Calhoun

BY: SAMUEL CALHOUN

ITS: _____

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 2ND day

of OCTOBER, 2024.

Notary Public Peggy M. Lester

x Samuel Calhoun
Signature of Applicant

PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County

Commission Expires Nov. 25, 2025

Notice
Conflict of Interest

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

September 22ND, 2024
Date Year

Samuel Calhoun
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

Sworn to before me this _____ day

of _____, 20 _____.

Notary Public _____

Signature

617.20
Appendix B
Short Environmental Assessment Form

SEP 4 - 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.

Part 1 - Project and Sponsor Information					
435 Pennsylvania Ave					
Name of Action or Project: Gazebo Installation					
Project Location (describe, and attach a location map): 435 Pennsylvania Ave					
Brief Description of Proposed Action: Installation of proposed 16'X28' Gazebo					
Name of Applicant or Sponsor: Sam Calhoun	Telephone: 718-813-5253 E-Mail: scalhounjr@gmail.com				
Address: 435 Pennsylvania 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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </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%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </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?	0.01 acres				
b. Total acreage to be physically disturbed?	0.01 acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.44 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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 VILLAGE OF FREEPORT, NY

SEP 4 - 2024

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 type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 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 checked="" type="checkbox"/>	<input 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: _____ SEP 4 - 2024	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>Sam Calhoun</u>	Date: <u>8/29/24</u>	
Signature: <u>Sam Calhoun</u>		

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

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

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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.

<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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 STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DEPARTMENT OF BUILDINGS

SEP 4 - 2024

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243925
 Filing Date 9/4/24

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>435 Pennsylvania Ave</u> ZONING DISTRICT <u>Residence AA</u>
	BETWEEN <u>Green Ave</u> AND <u>Price Ave</u>
	SECTION <u>36</u> BLOCK <u>32301</u> LOT <u>4</u> APPROX. LOT SIZE <u>155</u> x <u>125</u> LOT AREA <u>19,375</u>

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

<p>A. TYPE OF IMPROVEMENT</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. PROPOSED OR EXISTING USE</p> <p>RESIDENTIAL</p> <p>11 <input 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>NON RESIDENTIAL - Complete Part "E"</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>
<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>10,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>Installation of proposed gazebo in the rear yard</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	<u>Sam Calhoun</u>	<u>435 Pennsylvania Ave</u> <u>Freeport NY 11510</u>	<u>718-313-5253</u>
2. Contractor			
3. Architect or Engineer	<u>Antonio Seminatore</u> <u>Technico Services LLC</u>	<u>60 W 3rd St</u> <u>Freeport NY 11510</u>	<u>516-402-3169</u>

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>MESHESNA G LITTLE NOTARY PUBLIC-STATE OF NEW YORK No. 0118068950 Qualified in Nassau County State of New York My Commission Expires 11-26-2025 County of Nassau</p> <p><u>[Signature]</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of this State.</p>	<p>V. FLOOD ZONE</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>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <u>448</u></p> <p>Upper Flrs Square Feet <u>0</u></p>
---	--



Example of Proposed Gazebo

Proposed Work Area – South East View

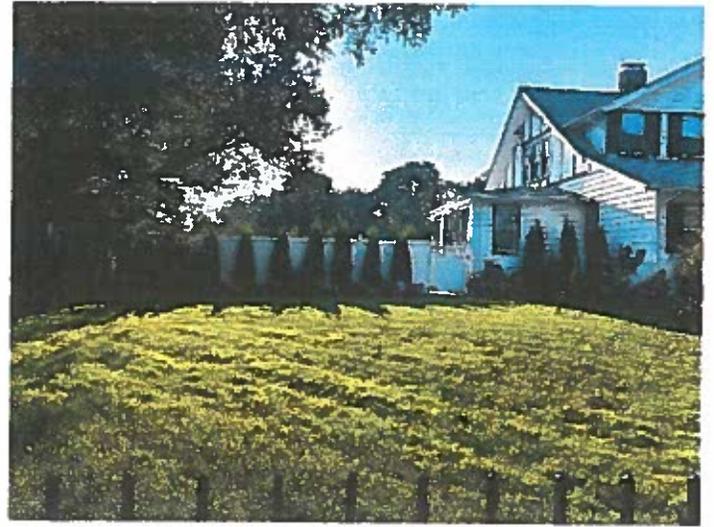
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Proposed Work Area



Proposed Work Area Street View



South Neighbor - Setback From Property Line

WILLIAMSON COUNTY, TN

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October 14, 2024

Mr. Samuel and Mrs. Zelphia Calhoun
435 Pennsylvania Avenue
Freeport, NY 11520

Dear Sam and Zel,

I offer you both my wholehearted approval and support for your plan to install a gazebo in your backyard. I believe it will be a wonderful addition to your home and our neighborhood.

Over the years, I have come to appreciate your thoughtfulness and consideration which leaves no doubt that your new gazebo will be a beautiful and tasteful enhancement to your property. Knowing you, I am confident that you will ensure it is constructed with the utmost care and respect for the surrounding environment and our community.

I am excited to see the beautiful gazebo you will erect, knowing it will reflect your impeccable taste and attention to detail which will surely make it a pleasant addition to our neighborhood.

Sincerely,

Rachelle Williams
436 Pennsylvania Ave.

John H. Howell
Notary Public, State of New York
Reg. No. 02H06119774
Qualified in Nassau County
Commission Expires December 6, 2024

Witness of Signature

On this 16 day of October, 2024, before me, the undersigned notary public, personally appear Rachelle Williams proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document in my presence.

John H. Howell
Signature of Notary Public

12-6-2024
Commission Expiration Date of Notary Public

2024 OCT 17 9:01

October 14, 2024

Mr. Samuel and Mrs. Zelphia Calhoun
435 Pennsylvania Avenue
Freeport, NY 11520

Dear Sam and Zel,

I am writing to formally express my approval for the construction of the gazebo you have planned for your property.

Having reviewed the details you shared with me, I believe that the addition of the gazebo will not only enhance the aesthetic appeal of your yard but also contribute positively to our neighborhood's overall ambiance. I appreciate the consideration you have shown in ensuring that the design and placement of the gazebo will be harmonious with the surrounding environment.

Please feel free to reach out if you need any further assistance or if there are any additional steps required from my end to facilitate the approval process. I am more than happy to support your project and look forward to seeing the completed gazebo. Thank you for keeping me informed, and I wish you the best of luck with your construction.

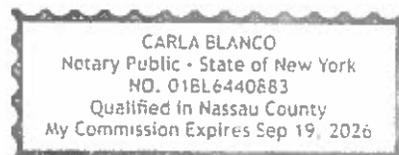
All my best,



John H. Howell
450 Pennsylvania Avenue
Freeport, NY 11520-1038

Witness of Signature

On this 16 day of October, 2024, before me, the undersigned notary public, personally appear John H Howell proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document in my presence.



Signature of Notary Public

Sept 19, 2026
Commission Expiration Date of Notary Public

October 14, 2024

Mr. Samuel and Mrs. Zelfhia Calhoun
435 Pennsylvania Avenue
Freeport, NY 11520

Dear Sam and Zel,

We would like to express our enthusiastic support for your plan to erect a gazebo on your property.

You have both been exemplary neighbors and we have no doubt that this addition to your home will reflect the consideration you have shown for us, as your neighbors, and our neighborhood.

You have consistently demonstrated deep respect and care for our shared living space, whether it's keeping your property well-maintained, or simply being a friendly and approachable presence. Your efforts to foster a sense of community and connection among neighbors have made our neighborhood a more pleasant place to live.

We look forward to seeing the gazebo which we are confident will be in line with the aesthetic of your beautiful home and our neighborhood.

Warm regards,

DARREN MADOO
[Handwritten Signature]

Darren Madoo and Pamela St. Francis
Immediate Neighbor
425 Pennsylvania Avenue
Freeport, NY 11520

John H. Howell
Notary Public, State of New York
Reg. No. 02H06119774
Qualified in Nassau County
Commission Expires December 6, 2024

Witness of Signature

On this 16 day of October, 2024, before me, the undersigned notary public, personally appear DARREN MADOO proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document in my presence.

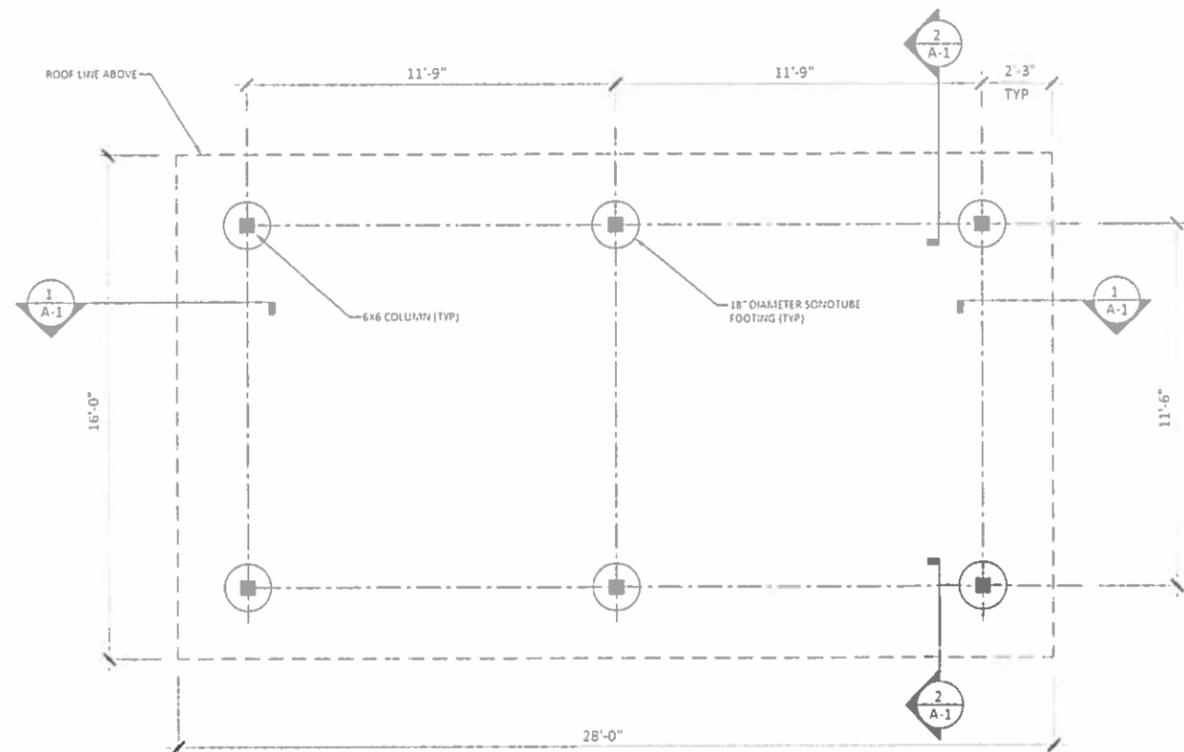
[Handwritten Signature]

Signature of Notary Public

12-6-24

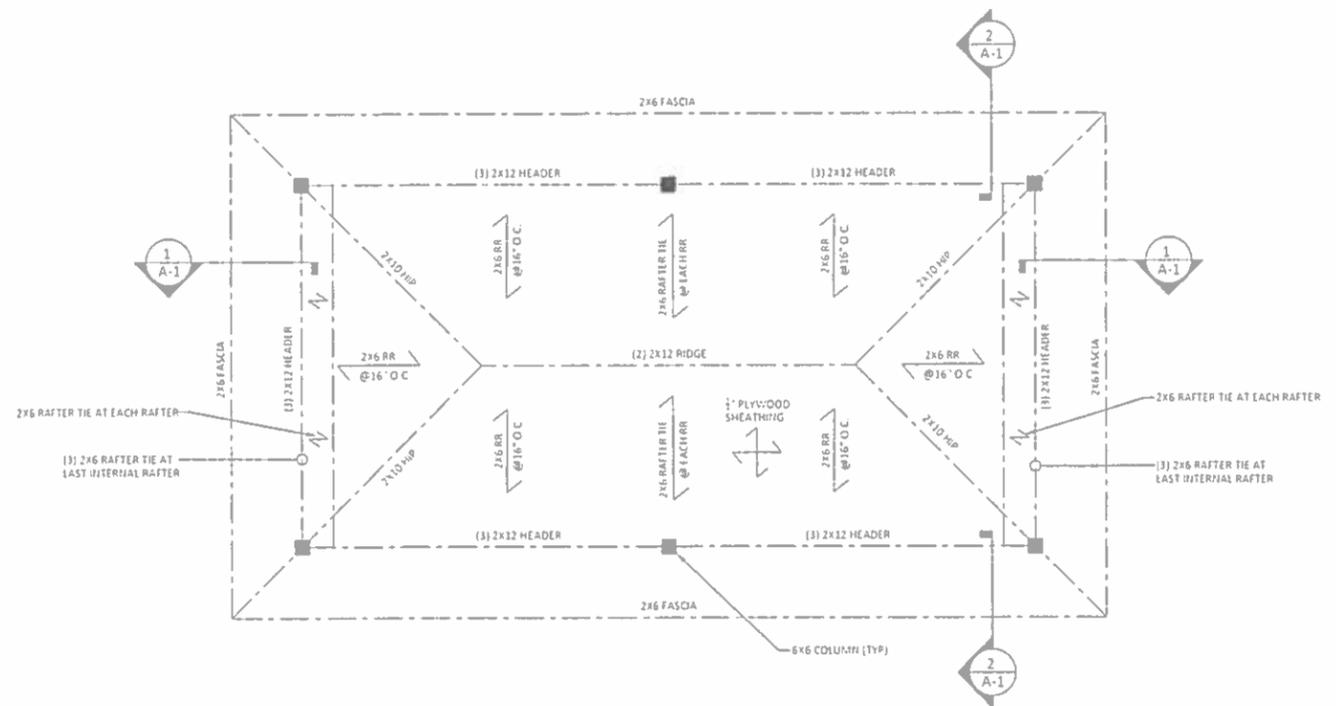
Commission Expiration Date of Notary Public

RESERVED
2021 OCT 17 A 9: 02
JELLY



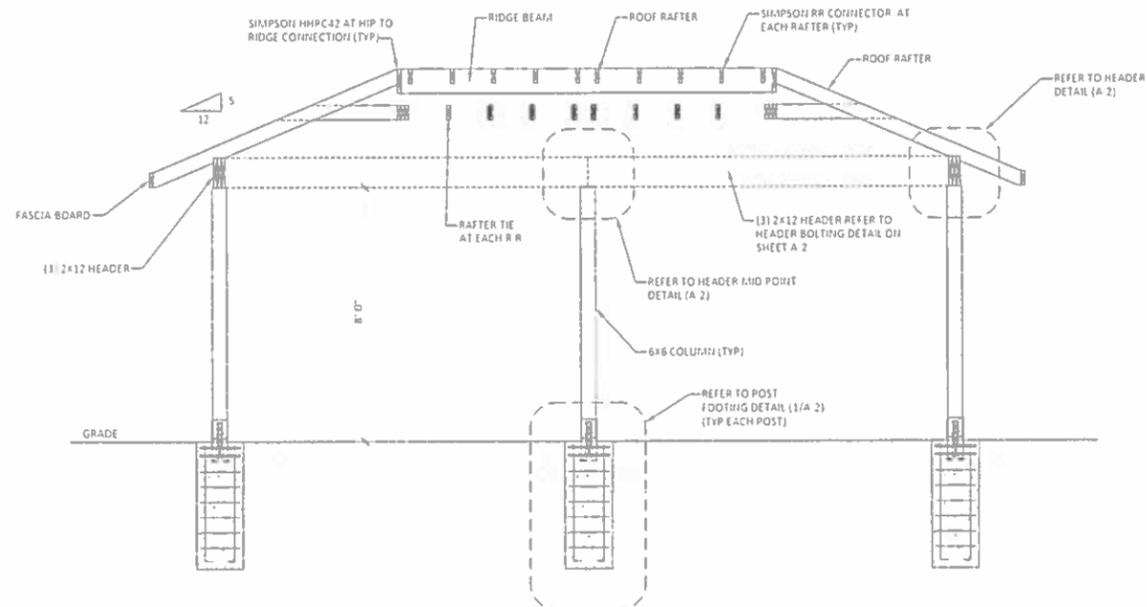
FLOOR PLAN (GRADE LEVEL)

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



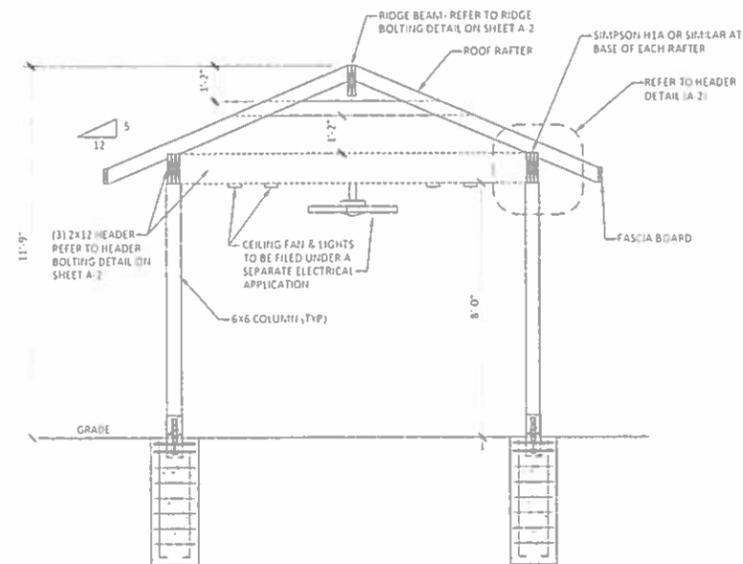
FRAMING PLAN

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



1 SECTION
A-1

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



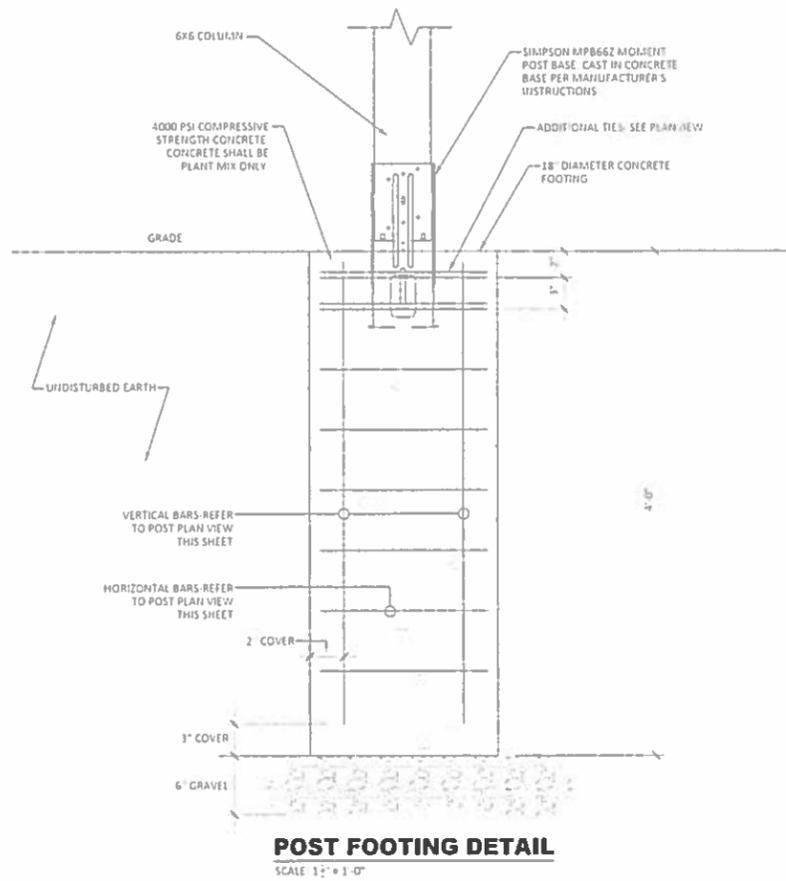
2 SECTION
A-1

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

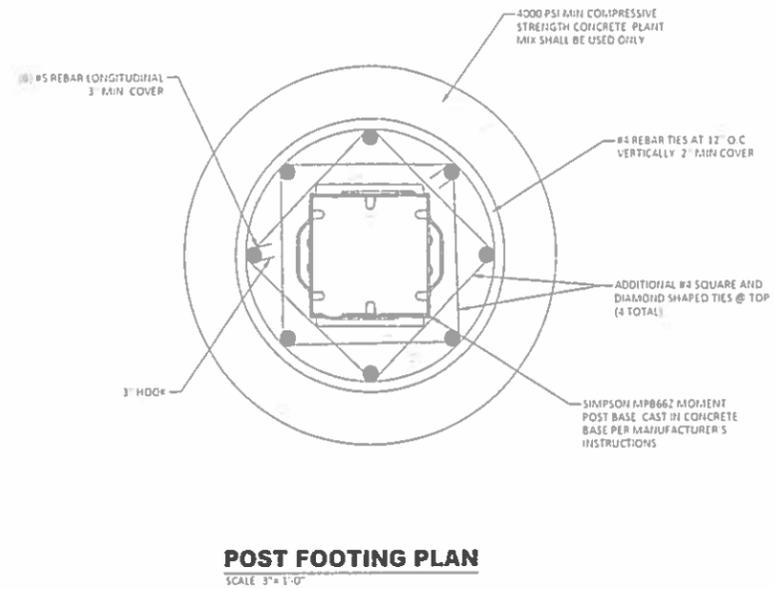


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LEWIS COUNTY
VILLAGE OF FREEPORT, NY

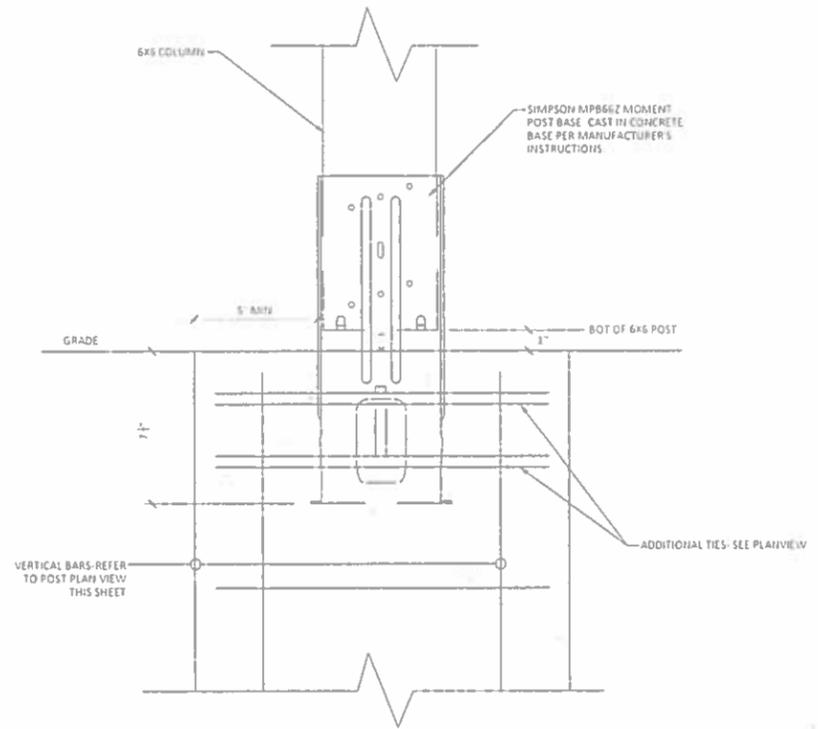
<p>TECNICO SERVICES LLC ANTONIO SEMIATORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169</p>	
PROJECT	DATE
435 PENNSYLVANIA AVE. FREEPORT, NY	8/18/24
TITLE	DRAWING
PLANS & SECTIONS	A-1



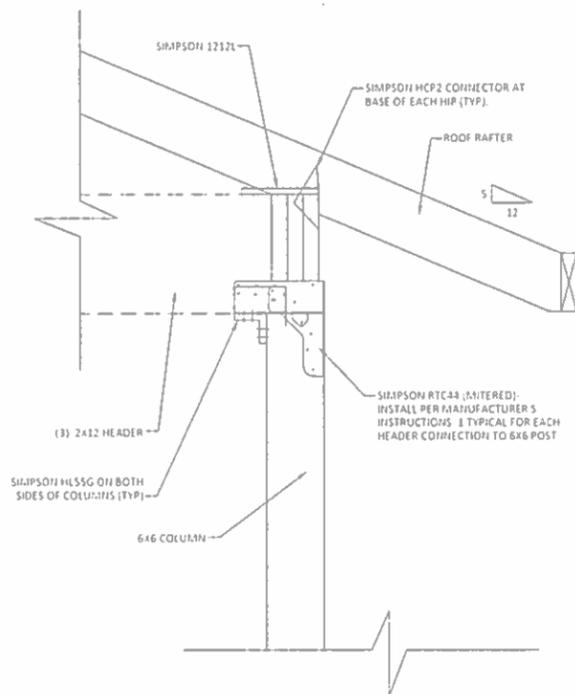
POST FOOTING DETAIL
SCALE 1/2" = 1'-0"



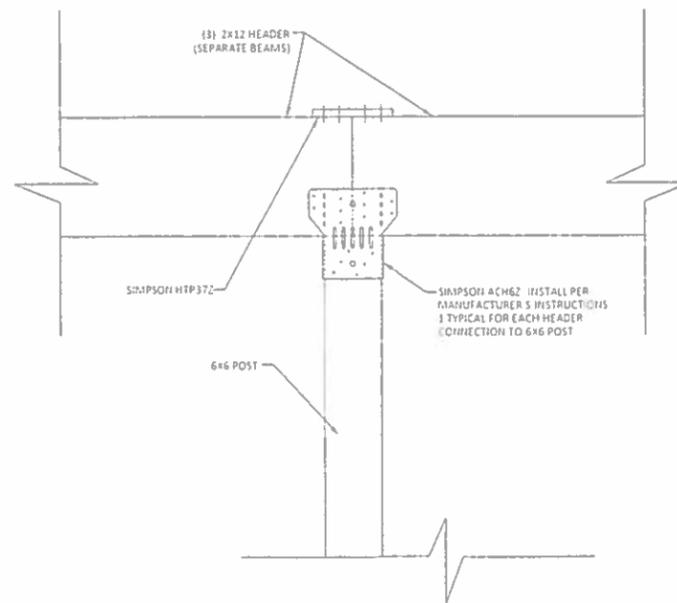
POST FOOTING PLAN
SCALE 3/4" = 1'-0"



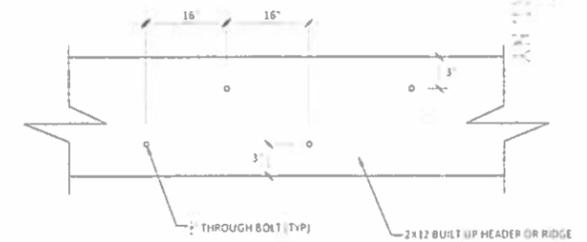
ENLARGED POST BASE DETAIL
SCALE 3/4" = 1'-0"



HEADER DETAIL
SCALE 1/2" = 1'-0"



HEADER MID POINT DETAIL
SCALE 1/2" = 1'-0"



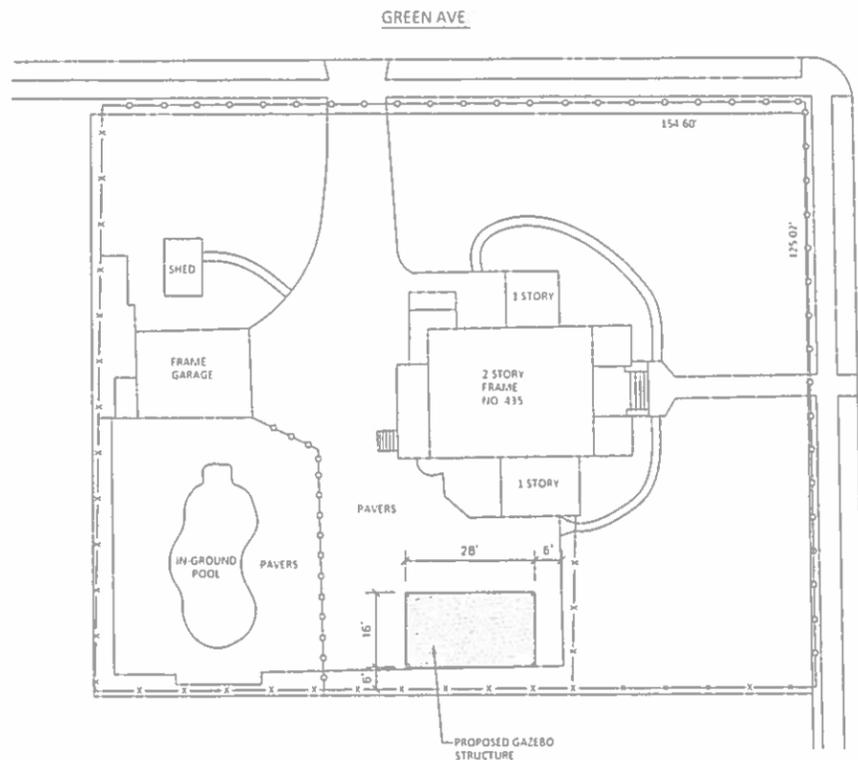
TYPICAL HEADER / RIDGE BOLTING DETAIL
NOT TO SCALE



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

PROJECT	DATE
435 PENNSYLVANIA AVE. FREEPORT, NY	8/18/24
TITLE	DRAWING
DETAILS	A-2

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 PLAINVILLE
 VILLAGES & FREE PLANNING, NY



SITE PLAN
SCALE: NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROVISIONS OF LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES WHEREVER APPLICABLE.
2. EACH CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND VERIFIED ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
3. IN ALL CASES, DRAWINGS SHALL NOT BE SCALED FOR INFORMATION. FIGURED DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND JOB CONDITIONS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS AND/OR DIMENSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK. HE SHALL ASSUME RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
5. ALL ITEMS OF WORK IDENTIFIED ON THE DRAWINGS BY NAME, NOTE, OR MATERIAL DESIGNATION ARE NEW UNLESS OTHERWISE NOTED.
6. ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS, AND WITH ALL APPLICABLE CODE REQUIREMENTS.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BEST STANDARD TRADE PRACTICES. EACH TRADE SHALL COOPERATE WITH OWNER AND OTHER TRADES TO FACILITATE JOB SCHEDULING AND COMPLETION.
8. PRIORITY NAMES IDENTIFYING ITEMS OF WORK ARE USED TO DESIGNATE THE STANDARDS OF CONSTRUCTION. ITEMS OF EQUAL QUALITY MAY BE SUBMITTED FOR THE ENGINEER'S REVIEW.
9. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJOINING REMAINING AREAS AS A RESULT OF HIS WORK, AND SHALL REPAIR DAMAGED SURFACES TO THEIR PRE-EXISTING CONDITIONS OR AS MAY BE REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK.
10. INDICATIONS OF WORK TO BE REMOVED ARE GENERAL ONLY AND ARE NOT INTENDED TO SHOW ALL ITEMS WHICH MAY REQUIRE REMOVAL. SUCH ITEMS SHALL BE REMOVED, RELOCATED, AND/OR REINSTALLED AS REQUIRED FOR INSTALLATION OF NEW WORK.
11. EXISTING EQUIPMENT AND MATERIALS TO BE REMOVED WHICH ARE NOT REQUIRED TO BE RELOCATED OR CALLED TO REMAIN BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE PREMISES.
12. AT THE COMPLETION OF EACH WORKDAY, EACH TRADE SHALL BE RESPONSIBLE FOR LEAVING UP THEIR WORK. RUBBISH REMOVAL SHALL BE DONE IN A DUST INHIBITING MANNER AND THE JOB SITE SHALL BE FREE OF ALL DEBRIS AND BROOD CLEANED UPON COMPLETION.
13. ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED AS NECESSARY, TO MATCH EXISTING CONTIGUOUS SURFACES OR NEW FINISHES SHOWN.
14. CLEAN ALL FLOORS, WALLS, DOOR, MISC. METALS, GLASS, ETC. LEAVING JOB FREE OF DUST AND DEBRIS PRIOR TO PROJECT COMPLETION.
15. ALL EXISTING FLOOR SLABS WHICH ARE DAMAGED AS A RESULT OF ANY DEMOLITION AND NEW WORK ARE TO BE RESTORED AS REQUIRED TO MATCH AND BE LEVEL WITH CONTIGUOUS SURFACES.
16. FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM E 84) OF CLASS "B" (RADIANT PANEL TEST) REQUIREMENTS.
17. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN FULL CONFORMANCE WITH THE BUILDING CODES OF NY STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
18. PLUMBING WORK SHALL BE INSTALLED BY A PLUMBER LICENSED WITH THE TOWN OF HEMPSTEAD OR ACCORDANCE WITH NY STATE AND NATIONAL PLUMBING CODES.
19. ANY ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSED IN THE TOWN OF HEMPSTEAD & VILLAGE OF FREEPORT IN ACCORDANCE WITH NY STATE AND NATIONAL ELECTRICAL CODES. A FIRE UNDERWRITER'S LABORATORY CERTIFICATE SHALL BE OBTAINED FOR ALL ELECTRICAL WORK, AND SUPPLIED TO THE OWNER AND ENGINEER.
20. DURING DEMOLITION WORK, PROPERLY PROTECT ALL EXISTING WORK SCHEDULED TO REMAIN. PROVIDE ANY SHORING, BRACING, AND TEMPORARY PARTITIONS AS REQUIRED TO PROTECT ADJOINING EXISTING AREAS SO THAT THE OWNER CAN CONTINUE LATE OPERATION WITH MINIMAL INTERRUPTION.
21. SOIL PRESSURE ASSUMED AT 2 TON PER SF (TYPICAL LONG ISLAND SAND AND GRAVEL).

CONCRETE & FRAMING NOTES

1. EXCAVATE FOR ALL FOOTINGS, FOUNDATIONS, WALLS AND SUCH OTHER WORK AS MAY BE NECESSARY TO THE DEPTH AS SHOWN ON THE DRAWINGS. ALL TRENCHES FOR FOOTINGS, FOUNDATIONS, ETC. SHALL BE LEVEL, SOLID AND PLACED UPON UNDISTURBED SOIL.
 2. CONTRACTOR TO VERIFY WITH THE OWNER AND UTILITY PROVIDERS THE LOCATIONS OF ANY UNDERGROUND UTILITIES, TANKS, PIPES OR LINES AND PROVIDE ADEQUATE PROTECTION AS NECESSARY.
 3. CONCRETE CONTRACTOR TO SET AND PLACE ALL FORMS WITH STRICT ATTENTION TO DATUM FLOOR AND GRADE ELEVATIONS.
 4. CONTRACTOR SHALL SET ALL NECESSARY SLEEVES, ANCHORS, BOLTS, RECESSES ETC. AS REQUIRED BY OTHER TRADES.
 5. ALL FOUNDATIONS SHALL BEAR ON SOLID WITH A MINIMUM SAFE BEARING CAPACITY OF 2 TONS/SF. GC SHALL VERIFY IN FIELD.
 6. CONCRETE HAUNCHES, SLABS AND PERS SHALL BE POURED MONOLITHICALLY.
 7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
 8. ALL CONCRETE FLOOR SLABS SHALL BE 4" THICK AND REINFORCED WITH #16 TIGER GALVANIZED WIRE MESH UNLESS OTHERWISE NOTED ON DRAWINGS. FLOORS TO BE LEVEL UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE 1" PRECAST EXPANDED JOISTING AT FLOOR SLAB AND FOUNDATION WALL. ALL SLABS TO HAVE TROWEL FINISH.
 9. THE CONTRACTOR SHALL BACKFILL WITH CLEAN (ARTH) LIME SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVES. BACKFILL TO BE FREE OF WOOD, TRASH, ETC.
 10. ALL WORK TO CONFORM TO ALL BUILDING CODE, LOCAL AND STATE CODE.
- FRAMING NOTES:**
1. ALL WOOD FRAMING TO BE DOUGLAS FIR LARCH CONSTRUCTION GRADE OR BETTER WITH #1-1000 PSI STUDS AND MEMBERS AND #1-1 X10 PSI, VERIFY SIZES IF OTHER SPECIES OR GRADES ARE USED.
 2. ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF THE APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE AND SPECIES OF PLYWOOD AND BE SO IDENTIFIED BY AN APPROVED AGENCY.
 3. THE ENTIRE WORK SHALL BE ACCURATELY FRAMED, PLUMB, LEVEL AND TRUE. WELL SPIKED, BRACED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKING THROUGHOUT UNLESS OTHERWISE NOTED ON THE PLAN. ALL FRAMING MEMBERS TO BE 16" O.C.
 4. ALL STRUCTURAL WOOD TO BE KEPT 2" BACK FROM CHIMNEYS PER SECTION R1001.16 & FIG R1001.12.
 5. ANY HEADERS, BEAMS OR GIRDERS EXCEEDING 6" O' SPAN UNLESS OTHERWISE INDICATED SHALL HAVE A MINIMUM BEARING OF 4" UNLESS OTHERWISE NOTED.
 6. THE TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTED NOT TO EXCEED ONE THIRD THE DEPTH OF THE JOIST AND NOTCHING IS NOT PERMITTED IN THE CENTER ONE THIRD OF THE SPAN.
 7. HOLES DRILLED IN JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE FORTH THE DEPTH OF THE JOIST.
 8. ALL WOOD SHEATHING ON EXTERIOR WALLS AND ROOF SHALL BE COVERED WITH ONE LAYER OF 15# WATERPROOF BUILDING PAPER (OR EQUAL).
 9. CONTRACTOR TO PROVIDE ALL HURRICANE STRAPPING AS REQUIRED TO MEET STATE AND LOCAL CODE.
 10. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION OF ALL ROOFS AND FLOORS AS NECESSARY.
 11. ALL WOOD SHALL BE PRESSURE TREATED.
 12. ALL WOOD COLUMNS SHALL BE DOUGLAS FIR LARCH NO. 1 GRADE.

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 2021, OCT 17 A 9: 02
 ENGINEER'S OFFICE
 VILLAGE OF FREEPORT, NY



TECNICO SERVICES LLC ANTONIO SEMINATORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169	
PROJECT	DATE
435 PENNSYLVANIA AVE. FREEPORT, NY	8/18/24
TITLE	DRAWING
SITE PLAN & NOTES	G-1



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2024 OCT 24 A 10:11

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

September 26, 2024
LETTER OF DENIAL

John Cummins
98 Martha St
Freeport, NY 11520

RE: **98 Martha St, Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 095 , Lot 148
Building Permit Application #20243934
Description – Install 62' of 6' high closed PVC fence.

Dear Sir/Madam:

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

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

Village Ordinance §210-171. Fences and enclosures.

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

(2) In the secondary front yard of a corner lot, an open or closed fence not to exceed six feet in height, will be permitted. All fences in secondary front yards exceeding four feet in height shall be limited to half of the depth of the secondary front yard measured from the closest footprint of the structure to the property line abutting the sidewalk. Any fence closer to the sidewalk in a secondary front yard, including part of a rear fence, must be of an open design and of a height not exceeding four feet. Such fences may be constructed of wood, metal or plastic. According to the survey that you have submitted indicates that 6' H fence extending beyond what's permitted in the secondary front yard, you show 20' fencing when only 10' is allowed when half of the depth of the secondary front yard its permitted.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

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

SITE PLAN APPROVAL NEEDED: NO

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2021 OCT 24 AM 10:12
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEBURG, 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. 20243934

Location: 98 Martha St

Applicant: John Cummins

Description: Install 62' of 6' high closed PVC fence.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: 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.

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SEP 27 4 10:12
VILLAGE OF FREEPORT, NY



SEC 62 BLK 095 LOT 148

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
John Cummins - 98 Martha St
To The Board of Appeals of the Village of Freeport, New York

Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of John Cummins - 98 MARTHA ST respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~
98 MARTHA ST
FREEPORT NY 11520

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

2. That the premises affected by this application is located at 98 MARTHA ST Land Map of Nassau County
Sec. 62 Blk. 095 Lot(s) 148
and that the interest which the applicant has in the property concerned is that of Installation of 62' of 6' high closed picket PVC fence

Obtain reason for denial from Department of Buildings.

3. That (the applicant) ~~(the applicant's duly authorized~~ John Cummins ~~)~~ on or about the 6th day of Sept 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:
Village of Freeport Fence Application and all necessary documents requested

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

4. That on or about the 26th day of Sept, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:
Village Ordinance 210-171

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

5. That the nature of the improvements now upon said premises is as follows: Propose installation of 62' of 6' high closed picket PVC fence

Describe fully and clearly the use desired.

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

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

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

8. Upon information and belief that a ~~(permit)~~ (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Ordinance 210-171

Refer where possible to paragraphs and section by numbers.

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

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Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: FENCE			
Project Location (describe, and attach a location map): 98 Martha St			
Brief Description of Proposed Action: Supply and install 62' of 6' high closed picket PVC fence with (2) 6'x48" WG's and 48' of 4' high open pocket PVC fence			
Name of Applicant or Sponsor: John Cummins		Telephone: 516-384-0975	
		E-Mail: cummins@optonline.net	
Address: 98 Marha St			
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: FREEPORT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):			
<input type="checkbox"/> Parkland			

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 SEAF 2021
 WILLIAMSON OFFICE
 WILLIAMSON COUNTY, TN

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES ✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental 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)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	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: <u>JOHN CUMINIS</u>		Date: <u>10-18-24</u>
Signature: <u>[Handwritten 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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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.

<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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 CIVIL ENGINEERING
 WASHINGTON

Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

SEP 6 - 2024

Application Number: _____ S/B/L 62/095/148 Date of filing: _____

Permit Number: _____

Detailed Description of Project: Supply and install 62' of 6' high closed picket PVC fence with (2) 6'x48" WG and 48' of 4' high open picket PVC fence

Property Owner: John Cummins

Property Address: 98 Martha Ct Zoning District: _____

Owners Mailing Address: _____

Owners Contact Number: 516-384-0975

Owners Email Address: _____

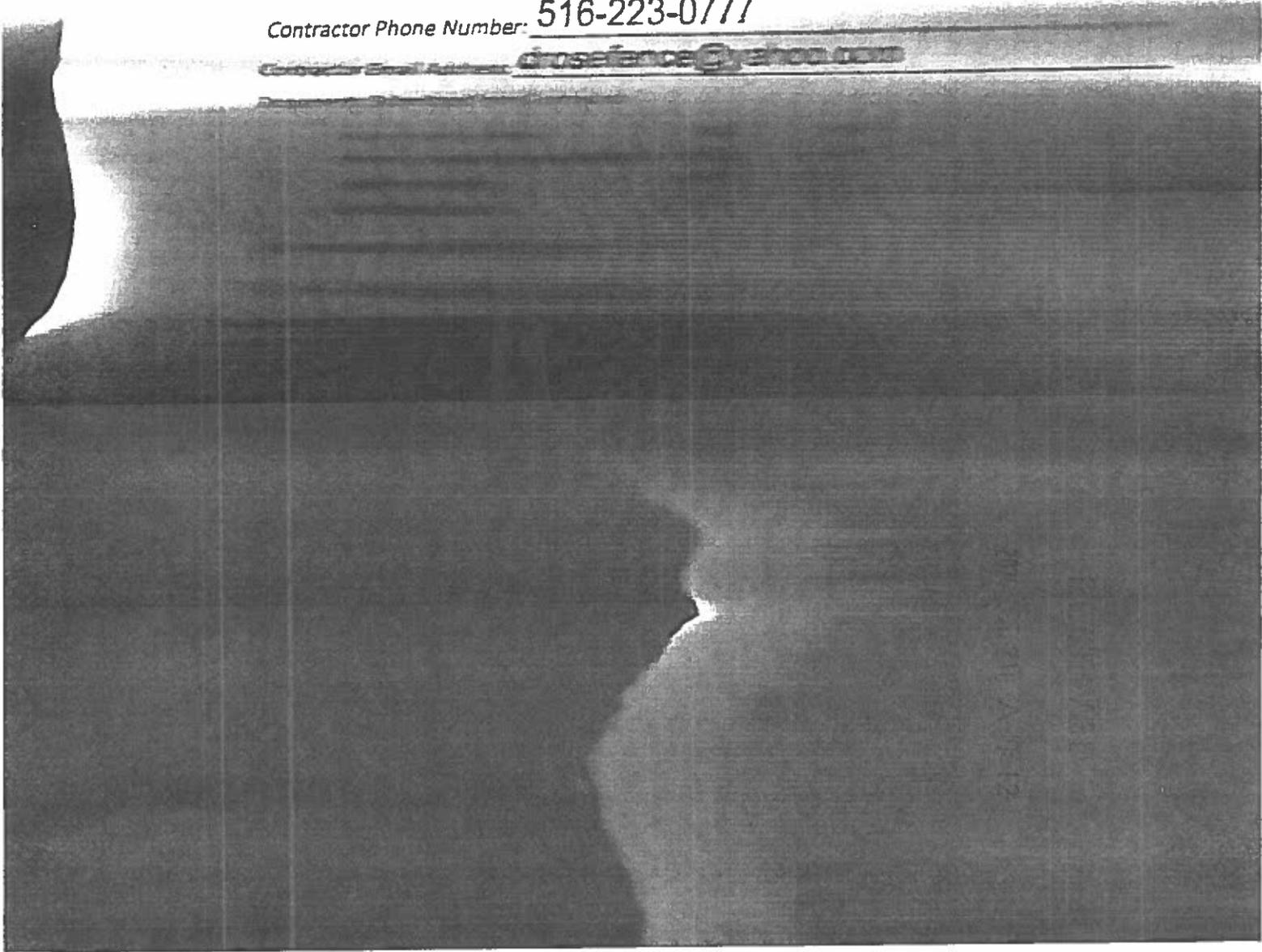
Contractor Information: Rose Fence

Contractor Address: 345 West Sunrise Highway

Contractor Phone Number: 516-223-0777

rosefence@yahoo.com

copy from
Bldg dept.



Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

Application Number: _____ S/B/L 62/095/148 Date of filing: _____

Permit Number: _____

Detailed Description of Project: Supply and install 62' of 6' high closed picket PVC fence with (2) 6'x48" WG and 48' of 4' high open picket PVC fence

Property Owner: John Cummins

Property Address: 98 Martha Ct Zoning District: _____

Owners Mailing Address: _____

Owners Contact Number: 516-384-0975

Owners Email Address: _____

Contractor Information: Rose Fence

Contractor Address: 345 West Sunrise Highway

Contractor Phone Number: 516-223-0777

Contractor Email Address: drosefence@yahoo.com

Documents Submitted from Contractor:

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

Will Homeowner Install Their Own Fence YES NO

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

Was the Fence Already Installed? YES NO

Total Cost of Project (Must include contract): \$5790.00

Total Length of Fencing: 118'

NOTARY REQUIRED:

Print Name of Applicant: Donna Slattery

Signature of Applicant: Donna Slattery

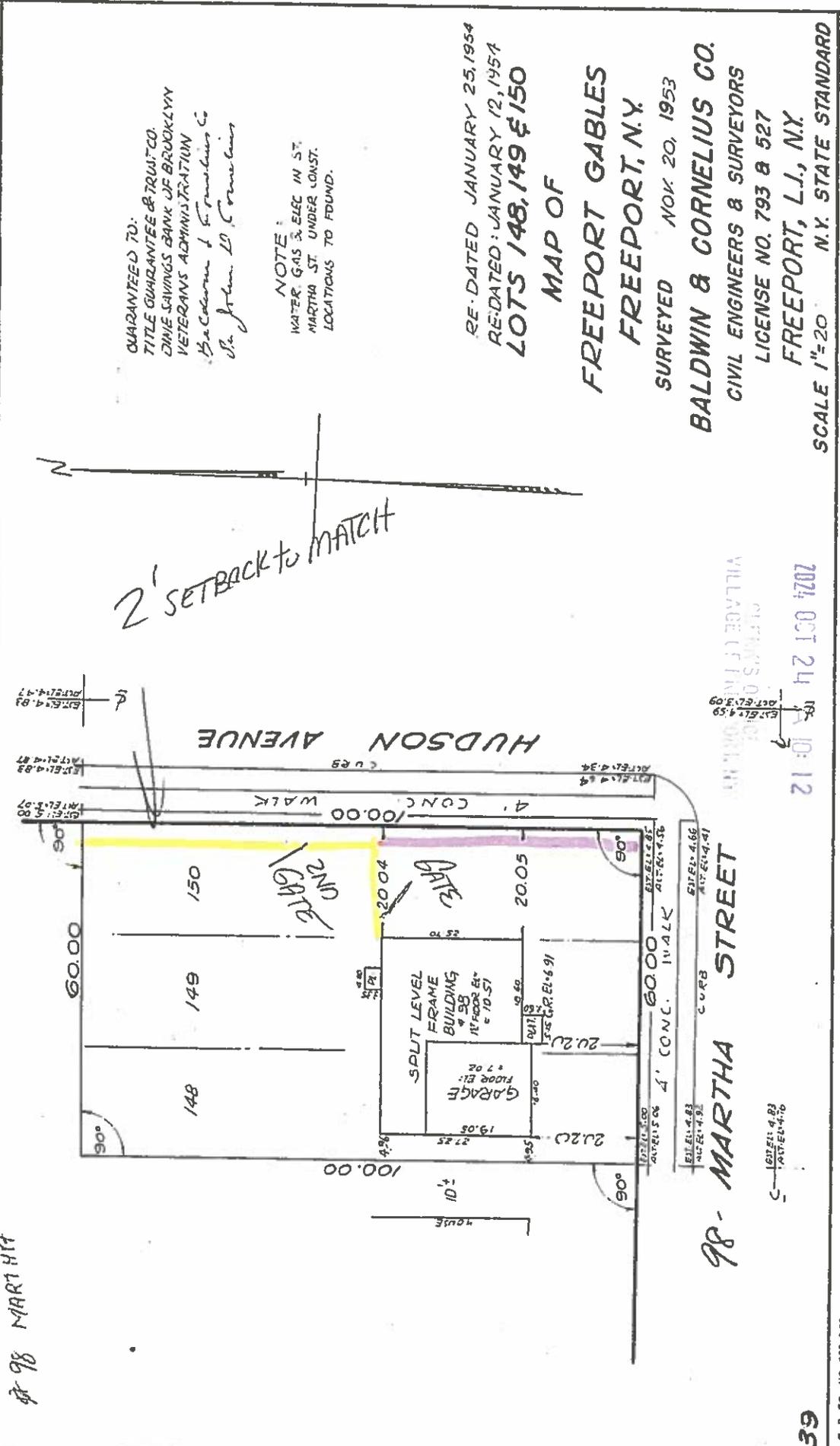
Sworn to before me this 6th day of September 2024

Notary Public: _____ Superintendent of Buildings: _____

BRYAN CINQUE
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01C16217905
 Qualified in Nassau County
 Commission Expires March 24th 2026

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 VILLAGE OF FREEPORT

DRAWN W.R.	CHECKED T.Y.P.	JOB NO. 26812	FILE NO. F-427	SEC.	BLK.
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GUARANTEED TO:
 TITLE GUARANTEE & TRUST CO.
 ZINE SAVINGS BANK OF BROOKLYN
 VETERANS ADMINISTRATION
 The Colonial & Foundation Co.
 By John D. Cornelius

NOTE:
 WATER GAS & ELEC IN ST.
 MARTHA ST. UNDER CONST.
 LOCATIONS TO BE FOUND.

RE-DATED JANUARY 25, 1954
 RE-DATED: JANUARY 12, 1957
 LOTS 148, 149 & 150

MAP OF
 FREEPORT GABLES
 FREEPORT, N.Y.

SURVEYED NOV 20, 1953
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I., N.Y.

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

98-148 MARTHA

98-149 MARTHA STREET

2' SETBACK TO MATCH

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6' CLOSED PVC
 4' OPEN PICKETTES - PVC

Proposed fence style
6' closed picket

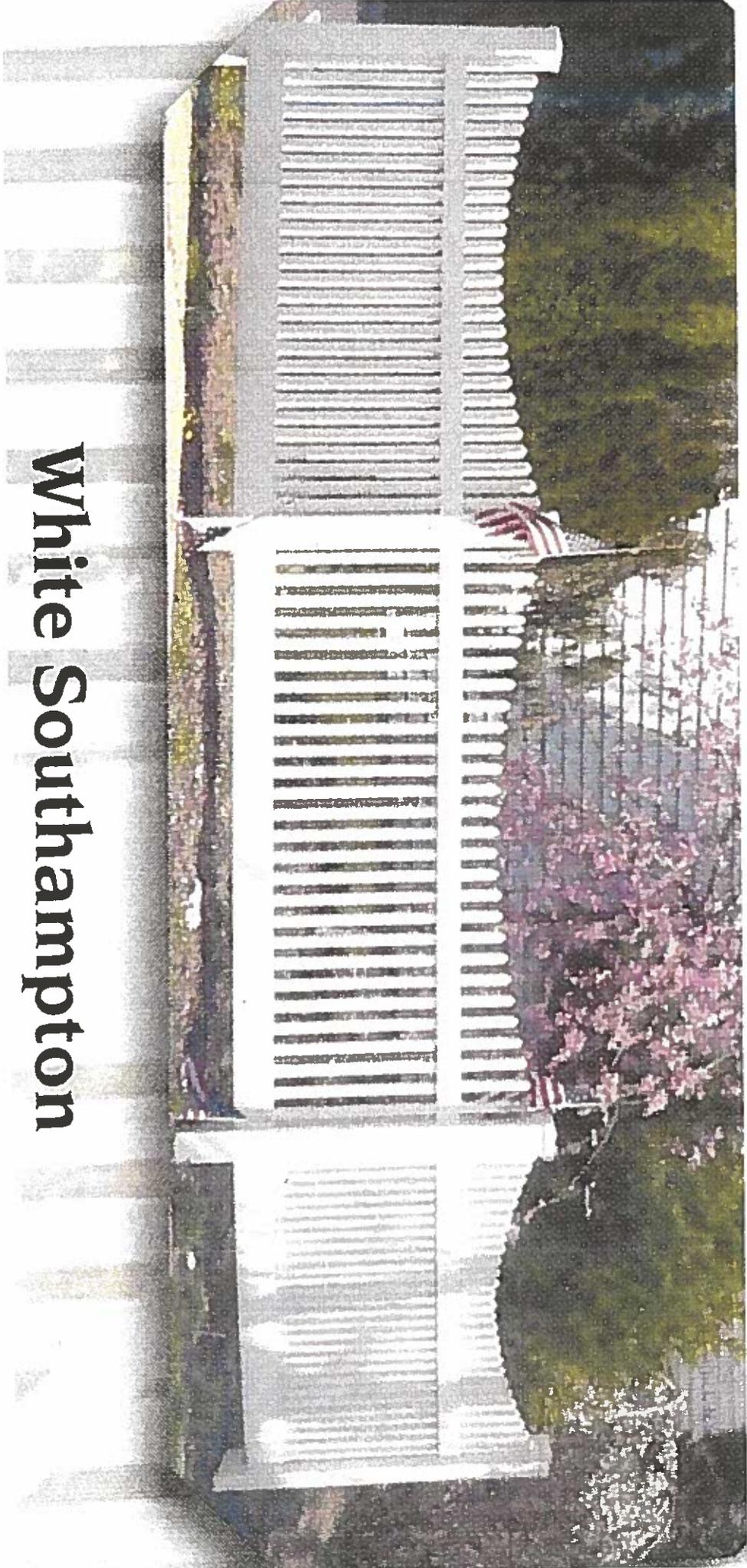
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OFFICE
ADDRESS: KILPATRICK

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White Southampton

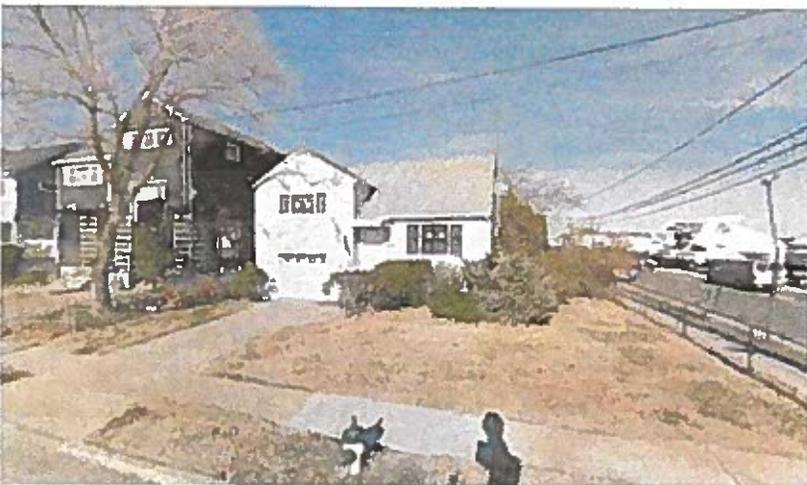
Proposed

4' open picket or

original picket application



imagery ©2024 Airbus, Map data ©2024 20 ft



6' closed picket
4' open picket

98 Martha St

Building



Directions



Save



Nearby



Send to phone



Share



98 Martha St, Freeport, NY 11520

Photos

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VILLAGE OF FREEPORT, NY



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2024 OCT 24 AM 11:56

LETTER TO THE
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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

October 17, 2024
LETTER OF DENIAL

Domenico Ancona
41-49 N Bergen PL
Freeport, NY 11520

RE: 41-49 N Bergen Pl, Freeport, NY
Zoning District – Residence Apartment Sec. 55 Blk. 270 Lots 4 & 5.
Building Permit Application #20233396
Description – Construct 23,638.40 SF 4-story, 32 unit apartment building.

Dear Sir/Madam:

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

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

Village Ordinance §210-49. Lot coverage.

D. Open recreation space. Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. This requirement is a part of the open space requirement. Open recreation space shall use a portion of the open space required by Subsection C above. According to the drawings indicates that the proposed recreation space is 420SF and the required is 2,607 SF.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras

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

SITE PLAN APPROVAL NEEDED: YES

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VILLAGE CLERK'S OFFICE
VILLAGE CLERK'S OFFICE

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. 20233396

Location: 41-49 N Bergen Pl

Applicant: Domenic Ancona

Description: Construct 23,638.40 SF 4-story, 32 unit apartment building.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: October 17, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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SEC. 55 BLK. 270 LOT. 45

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Domenico ANCONA

respectfully states and alleges:

Strike out
inapplicable
phrase

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

41-49 N Bergen Pl Freeport

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

2. That the premises affected by this application is located at

41-49 N. Bergen Pl

Land Map of Nassau County

Sec. 55 Blk. 270 Lot(s) 45

and that the interest which the applicant has in the property concerned is that of Construct
33, 638.40 SF 4-story, 32 unit Apartment
Building

3. That (the applicant) (the applicant's duly authorized _____) on or about the

20th day of July 2023, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

Application for Erecton of Building, Short Environmental
form

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 17th day of Oct, 2024, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

Village Ordinance Sec. 210, 6A & Sec
210-49

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

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

32 Unit Apartment Building

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

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

~~VACANT LAND~~
2 Story Frame Building

Describe fully and
clearly the use
desired.

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

32 Unit Apartment Building

Strike out whichever
word is not
applicable. Follow

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

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

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

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

10. That the grounds for this application are as follows: Construct a 32 Unit apartment Building

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

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

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

Dated: 10/21/24, 2024

[Signature]
BY: Domenico Ancona
ITS: Owner

State of New York)
County of Nassau) ss:

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

Sworn to before me this 24 day
of October, 2024

Notary Public [Signature]

[Signature]
Signature of Applicant
JACOB VICTOR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VI6429110
Qualified in Kings County
My Commission Expires: 02/07/2025

Notice
Conflict of Interest

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

10/24, 2024
Date Year

[Signature]
Signature

Affidavit of Owner
To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

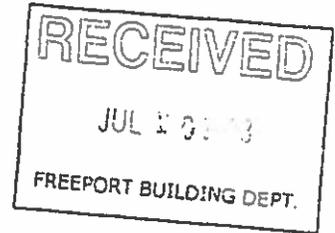
That the owner _____ consents to the granting of the authority sought in the above application.

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

Signature

Notary Public

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: <p style="text-align: center; margin: 0;">32-UNIT APARTMENT BUILDING</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">41-49 NORTH BERGEN PLACE FREEPORT, NY 11520</p>							
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">PROPOSED 4 STORY, 32 UNIT APARTMENT BUILDING</p>							
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">DOMENICO ANCONA</p>		Telephone: 917-837-7946 E-Mail: D.ANCONA@AOL.COM					
Address: <p style="text-align: center; margin: 0;">102 DAVISON AVENUE</p>							
City/PO: <p style="text-align: center; margin: 0;">OCEANSIDE</p>		State: <p style="text-align: center; margin: 0;">NY.</p>	Zip Code: <p style="text-align: center; margin: 0;">11572</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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="font-size: 2em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <p style="text-align: center; margin: 0;">BOARD OF ZONING APPEALS APPROVAL</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td></td> <td style="font-size: 2em;">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action?		.64 acres					
b. Total acreage to be physically disturbed?		.64 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.64 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 BUILDING DEPT.

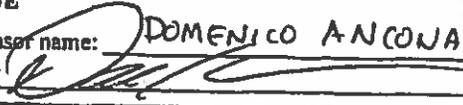
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JUL 2010
FREEPORT BUILDING DEPT.

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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 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? 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"/>	<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 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 checked="" type="checkbox"/>	<input 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>DOMENICO ANCONA</u>	Date: <u>7-17-23</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
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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.
_____	_____
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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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233396

Filing Date 7/20/23

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) (No.)	<u>41-49 NORTH BERGEN PLACE</u>	ZONING DISTRICT	<u>APARTMENT</u>
	BETWEEN	<u>RANDALL AVENUE</u>	AND	<u>BROOKLYN AVENUE</u>
	SECTION	<u>55</u>	BLOCK	<u>270</u> LOT <u>4.5</u>
	APPROX. LOT SIZE	<u>185'</u>	X	<u>150'</u>
			LOT AREA	<u>27,750 sq</u>

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none enter none) <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Repair (replacement) <input type="checkbox"/> Substantial (New, Repair) <input type="checkbox"/> Fences <input type="checkbox"/> Moving (relocation)	RESIDENTIAL <input type="checkbox"/> 11 One Family <input type="checkbox"/> 12 Two families <input checked="" type="checkbox"/> 13 Apartment - Enter No. of Units <u>32</u> <input type="checkbox"/> 14 Tentative food, meat, or dairy - Enter No. of Units <input type="checkbox"/> 15 Garage or Accessory Structure <input type="checkbox"/> 16 Other - Specify NON-RESIDENTIAL - Complete Part "E" <input type="checkbox"/> 17 Industrial <input type="checkbox"/> 18 Office, bank, professional <input type="checkbox"/> 19 Store, mercantile <input type="checkbox"/> 20 Church, other religious <input type="checkbox"/> 21 Hospital, institutional <input type="checkbox"/> 22 Other - Specify
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ _____	<u>PROPOSED 32 UNIT APARTMENT BUILDING</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>DOMENICO ANCONA</u>	<u>102 DAVISON AVENUE OCEANSIDE, N.Y. 11577</u>	<u>917-837-7946</u>
2. Contractor		
3. Architect or Engineer <u>JOHN F. CAPOBIANCO</u>	<u>159 DOUGHTY BLVD. INWOOD N.Y. 11096</u>	<u>516-239-6715</u>

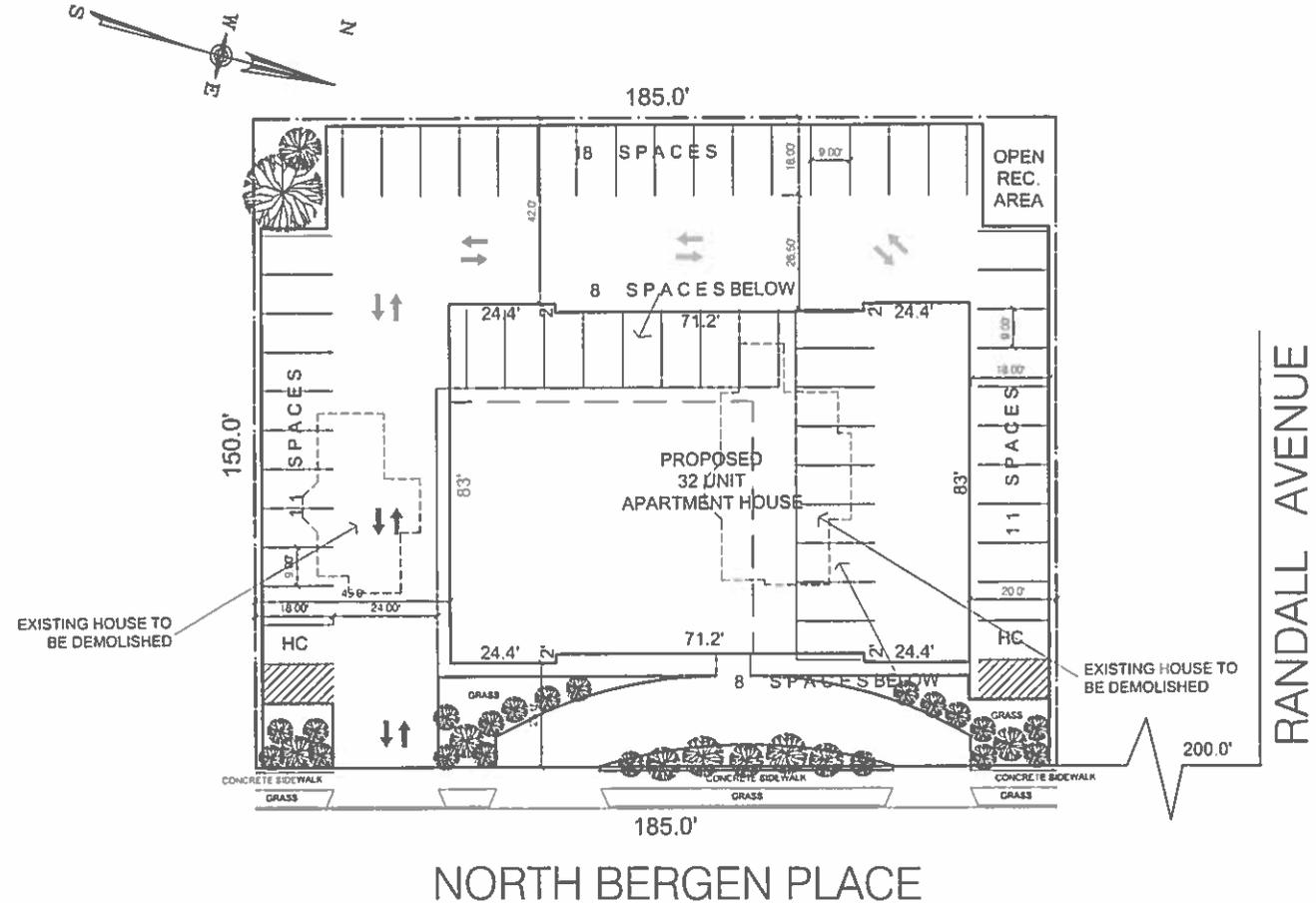
IV. OWNER-CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>DOMENICO ANCONA</u> (Print) Address <u>102 DAVISON AVE. OCEANSIDE, NY</u> Phone <u>917-837-7946</u> State of New York County of Nassau <u>DOMENICO ANCONA</u> being duly sworn, says that <u>HLS</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 alteration, is correct to the best of <u>HLS</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>7/17/23</u> day of <u>July</u> 20 <u>23</u> <u>David Shestak</u> Notary Public, County, N.Y.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Floor Square Feet <u>7500</u> Upper First Floor Square Feet <u>23,781</u> # of Fixtures _____ # of Floors <u>4</u> Occup. Type <u>R-2</u>

VI. VALIDATION (To be filled in by)	Approved by:
Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	_____ Superintendent of Buildings

David Shestak
 Notary Public, State of New York
 No. 0181-637-0622
 Qualified in Nassau County
 Commission Expires August 6 2026

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

ZONING INFORMATION:

ZONING DISTRICT: RESIDENCE APARTMENT DISTRICT
 SEC.: 55 BLOCK: 270 LOT: 4, 5
 41-49 NORTH BERGEN PLACE, FREEPORT, NY 11520

	PERMITTED	EXISTING	PROPOSED
LOT SIZE:	15,000 SF.	27,750 SF.	UNCHANGED
USE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT:	50'	35'	50'
BLDG. COVERAGE:	40% = 11,100 SF.	7.8% = 2,165 SF.	34.9% = 9,675.3 SF.
MIN. FLOOR AREA	600 SF	NA	775 SF
FRONT YARD:	25.0'	NA	25.0'
SIDE YARD (NORTH):	20.0'	NA	20.0'
SIDE YARD (SOUTH):	20.0'	NA	45.0'
REAR YARD:	20.0'	NA	42.0'
OPEN SPACE:	31,289 SF / 2 = 15,644.5 SF	NA	18,074.7 SF
OPEN RECREATION SPACE:	15,644.5 SF / 6 = 2,607.4 SF	NA	420 SF

PARKING ANALYSIS:

TOTAL APARTMENT UNITS = 32
 16 - TWO BEDROOM APARTMENTS
 16 - ONE BEDROOM APARTMENTS

PARKING CALCULATIONS:

16 - TWO BEDROOM APARTMENTS x 2.0 SPACES = 32 SPACES
 16 - ONE BEDROOM APARTMENTS x 1.5 SPACES = 24 SPACES

TOTAL SPACES REQUIRED = 56 SPACES

TOTAL SPACES PROVIDED = 56 SPACES

FOR ZONING REVIEW ONLY

John F. Capobianco
 Architect - Interior Design - Planning - A.I.A.
 130 Dwight Boulevard, Freeport, NY 11520
 (516) 256-0175 Fax: (516) 256-0419

BY	REVISIONS	DATE

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APARTMENT BUILDING
 PROPOSED 32 UNIT APARTMENT BUILDING
 41-49 NORTH BERGEN STREET
 FREEPORT, NY 11520

SEAL

TITLE: PLOT PLAN ZONING ANALYSIS
 DATE: 1/23/23 SCALE: AS SHOWN
 DRAWN BY: JFC CHECKED BY: JFC
 SHEET NO: A-1 OF 1

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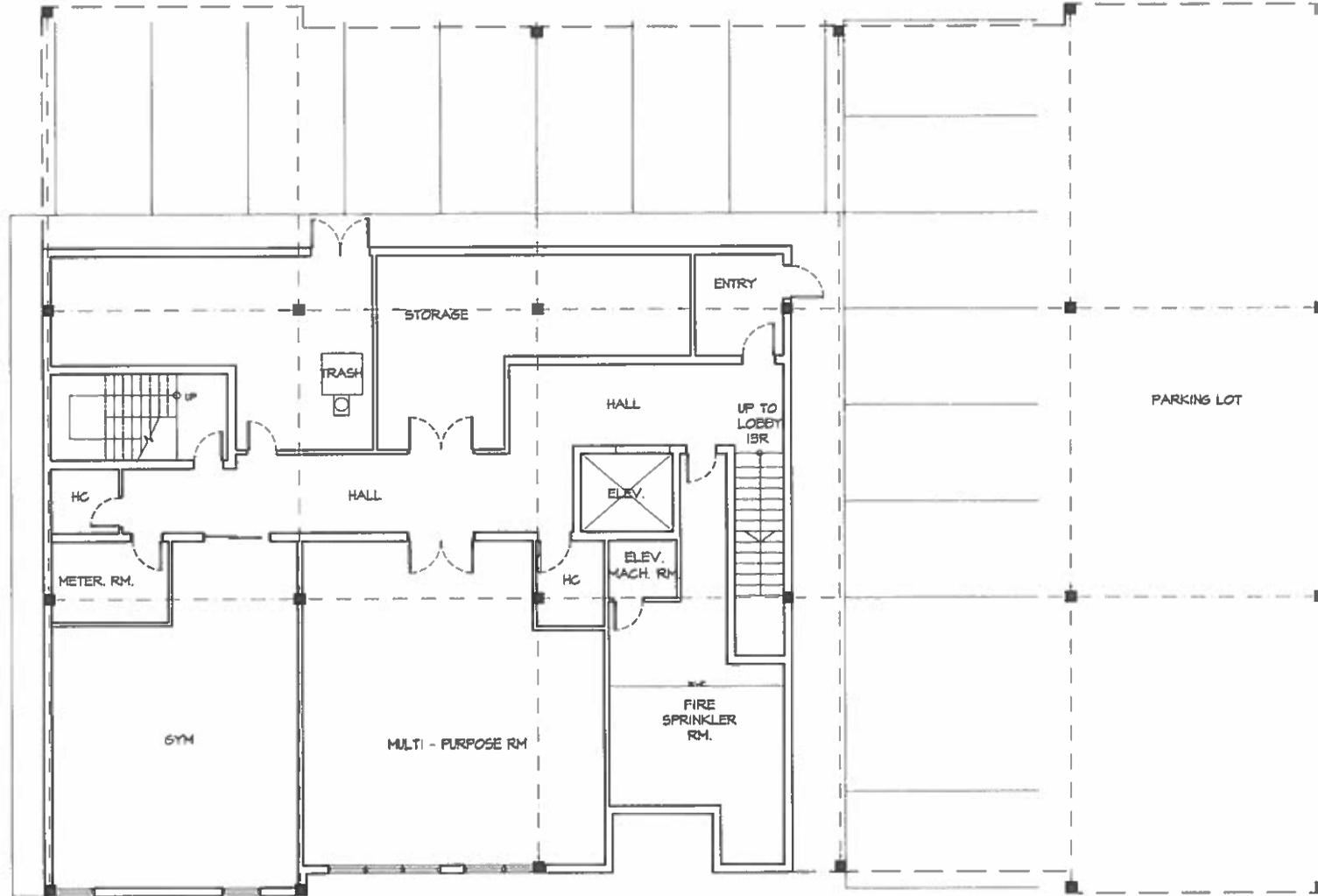
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APARTMENT BUILDING
 PROPOSED 32 UNIT APARTMENT BUILDING
 41-49 NORTH BERGEN STREET
 FREEPORT, NY 11520

SEAL

TITLE	
BASEMENT PLAN PARTIAL PARKING PLAN	
DATE: 1-2-25	SCALE: AS NOTED
DRAWN BY: [Signature]	CHECKED BY: [Signature]
SHEET #	TOTAL SHEETS
A-2	11



BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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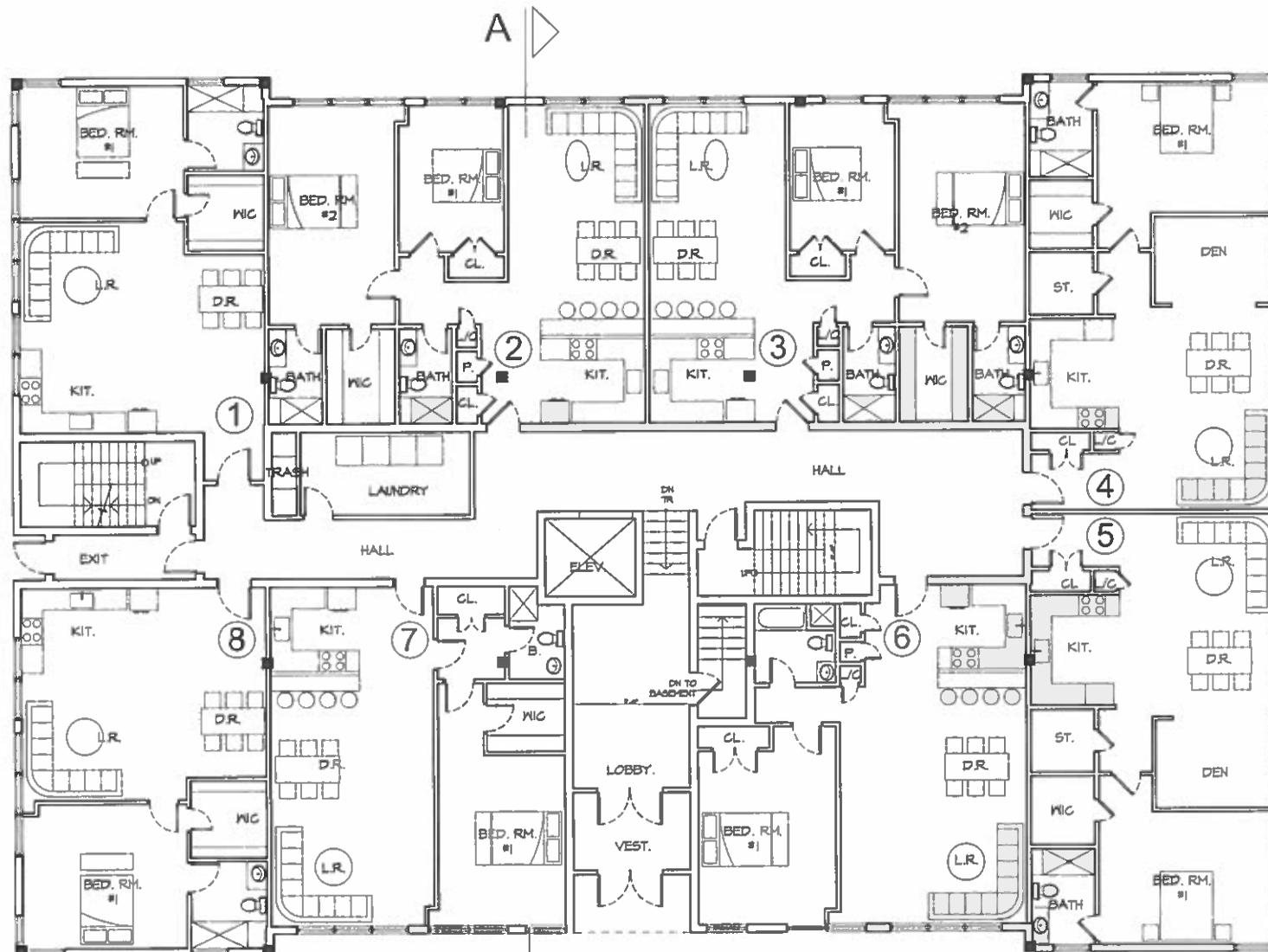
APARTMENT BUILDING
 PROPOSED 32 UNIT APARTMENT BUILDING
 41-49 NORTH BERGEN STREET
 FREEPORT, NY 11520

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DATE	BY	SCALE	REVISION

FILE: FIRST FLOOR PLAN

A-3



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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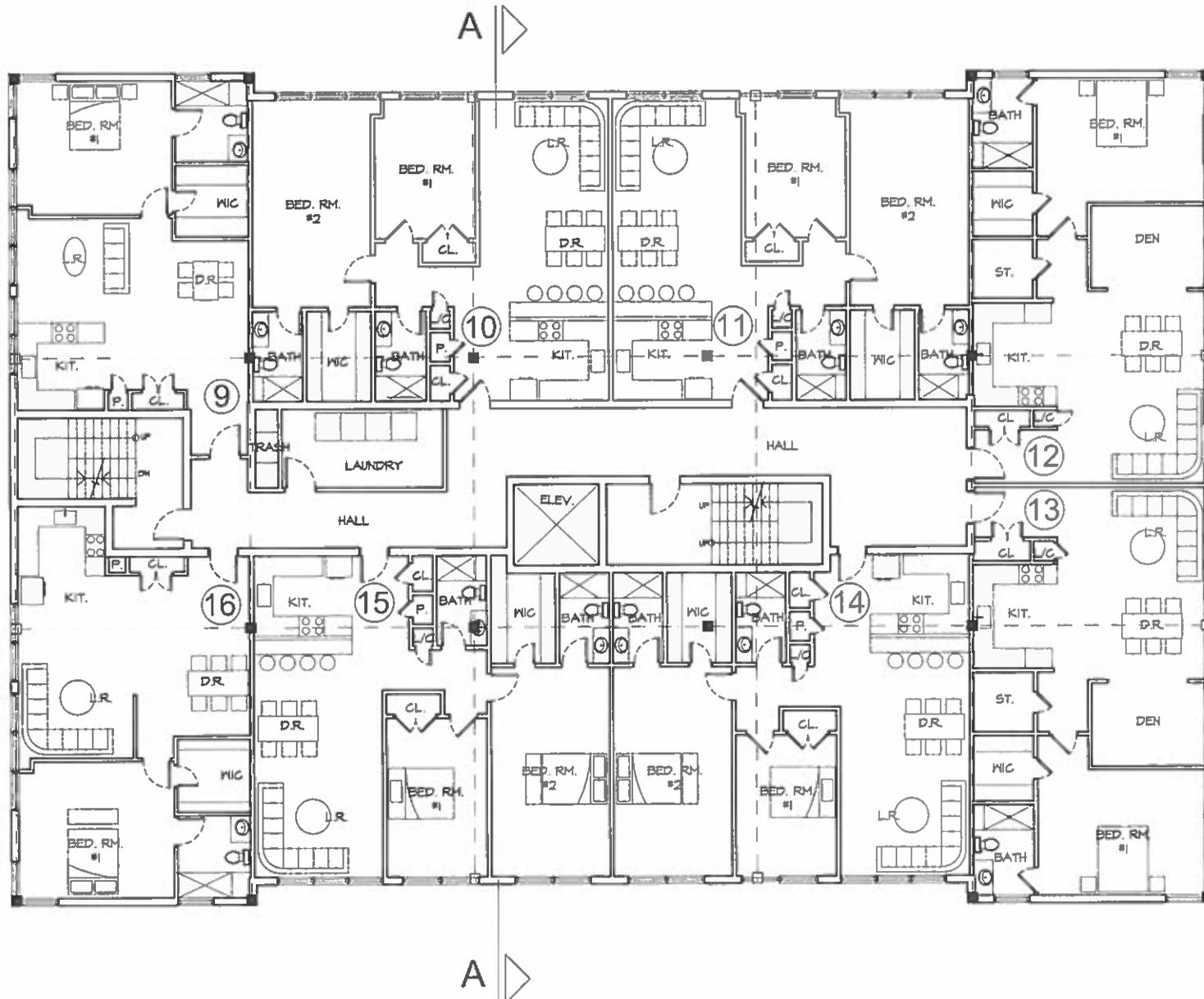
APARTMENT BUILDING
 PROPOSED 32 UNIT APARTMENT BUILDING
 41-49 NORTH BERGEN STREET
 FREEPORT, NY 11520

SCALE

TITLE
 SECOND FLOOR PLAN

DATE	BY	SCALE	REVISED

Sheet # **A-4**



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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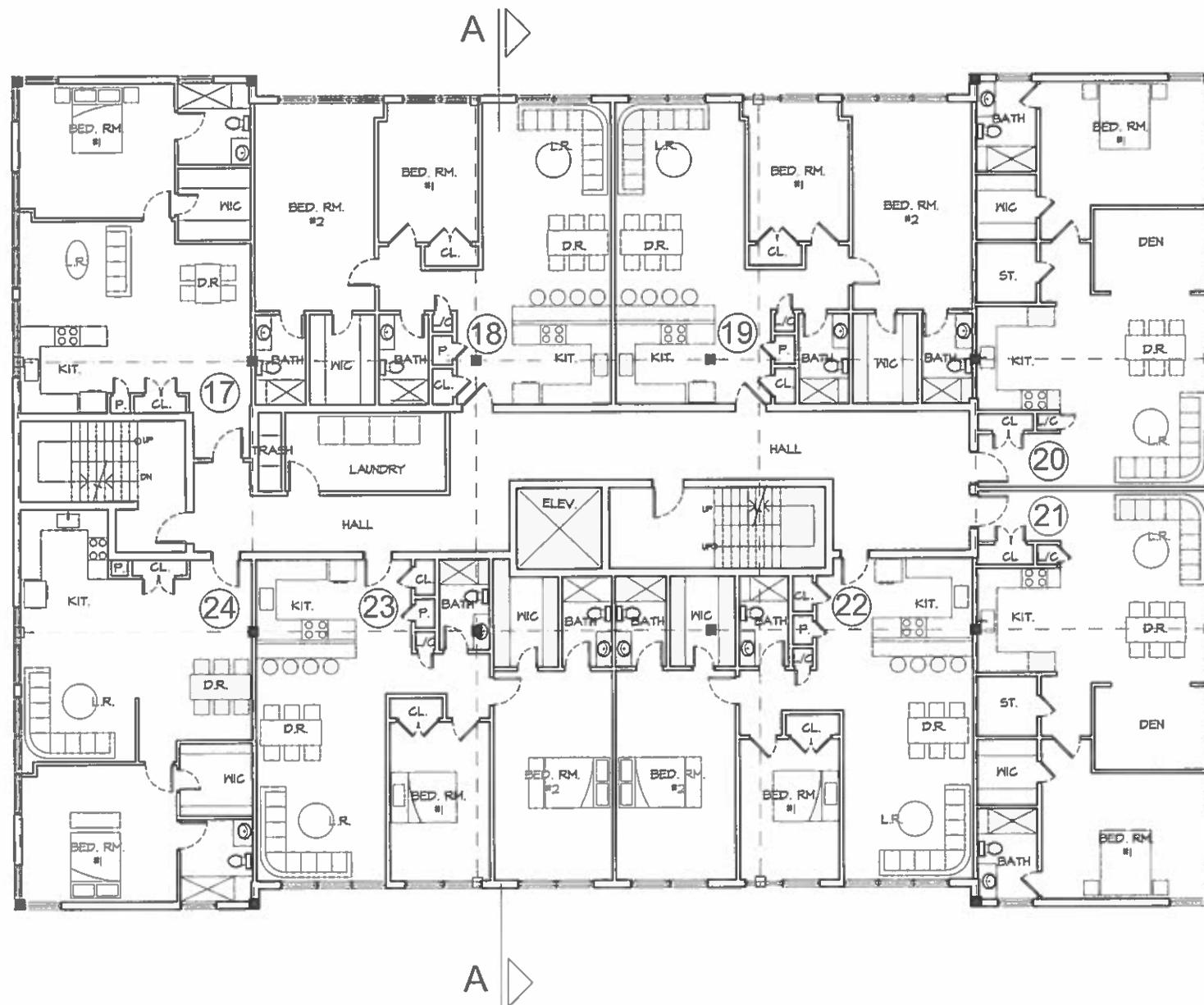
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 PROPOSED 32 UNIT APARTMENT BUILDING
 41-49 NORTH BERGEN STREET
 FREEPORT, NY 11520

SCALE

TITLE	
THIRD FLOOR PLAN	
DATE	SCALE AS NOTED
DRAWN BY	DESIGNED BY
NO. 2	REVISED #
	A-5



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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○ FRONT ELEVATION
SCALE: 1/8" = 1'-0"



○ REAR ELEVATION
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JFC
John F. Capobianco
Architect - Interior Design - Planning - A.I.A.
138 Duane Boulevard, Suite 1700
New York, NY 10013
Tel: (212) 234-0404

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FREEPORT, NY 11520

SEAL

TITLE	
ELEVATIONS	
DATE	SCALE
DRAWN BY	CHECKED BY
A-8	

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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

John F. Capobianco
Architect - Interior Design - Planning - A.I.A.
156 County Boulevard, Jersey City, NJ 07310
(201) 226-7175 Fax: (201) 226-0449

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FREEPORT, NY 11520

SEAL

TITLE	
ELEVATIONS	
DATE	1/22
DESIGNED BY	JOHN F. CAPOBIANCO
CHECKED BY	JOHN F. CAPOBIANCO
SCALE	AS NOTED
DATE	1/22
DESIGNED BY	JOHN F. CAPOBIANCO
CHECKED BY	JOHN F. CAPOBIANCO
SCALE	AS NOTED

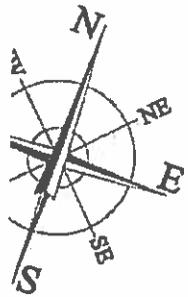
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PROPOSED 32 UNIT APARTMENT BUILDING

41-49 NORTH BERGEN PLACE, FREEPORT, N.Y.





RANDALL AVENUE

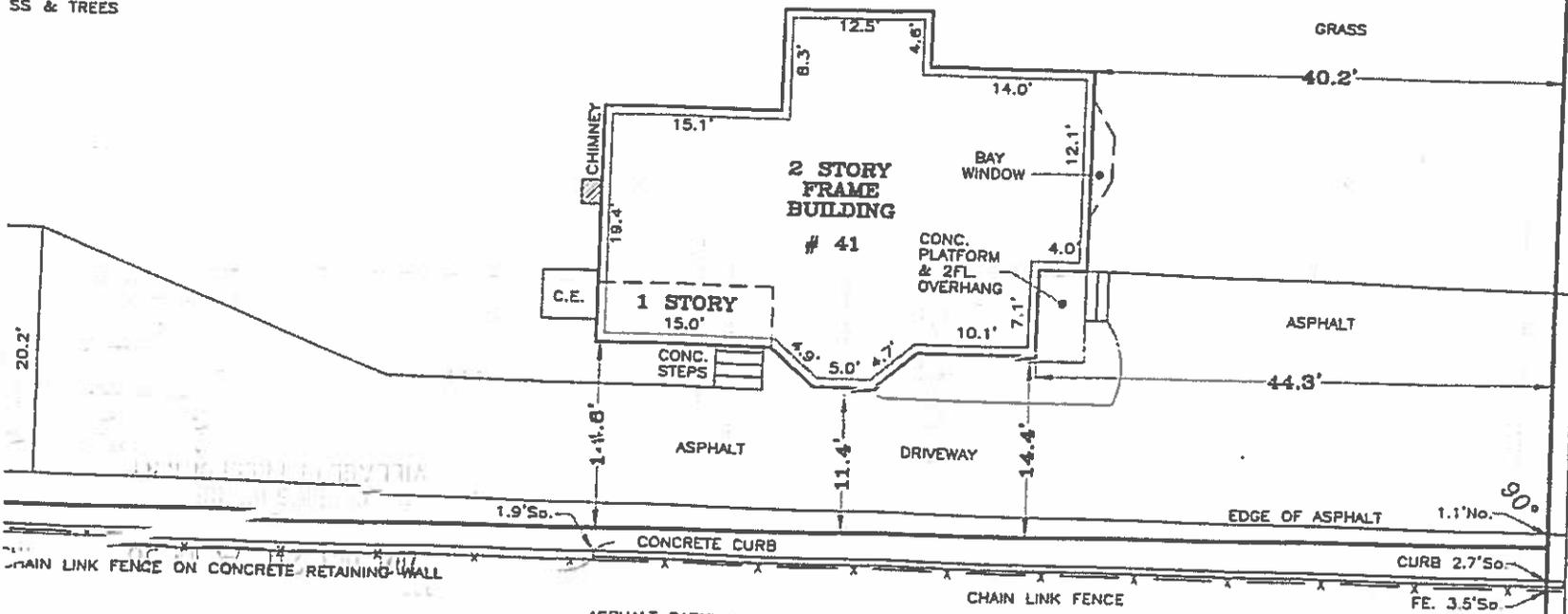
N/F OF HIRAM R. SMITH
150.00'

325.00'

NO POSSESSION

90°

SS & TREES



GRASS

40.2'

CONCRETE SIDEWALK

GRASS

CONCRETE CURB

60.00'

NORTH BERGEN PLACE
(PARK STREET)

ASPHALT

44.3'

EDGE OF ASPHALT

1.1' No. 90°

CHAIN LINK FENCE ON CONCRETE RETAINING WALL

CONCRETE CURB

CURB 2.7' So.

CHAIN LINK FENCE

FE. 3.5' So.

ASPHALT PARKING

150.00'
N/F OF JOHN J. RANDAL



RANDALL AVENUE

N/F OF T.D. CARPENTER
150.00'

ASPHALT PARKING
CONCRETE CURB

CHAIN LINK FENCE

200.00'

90°

0.7'No.

2.2'No.

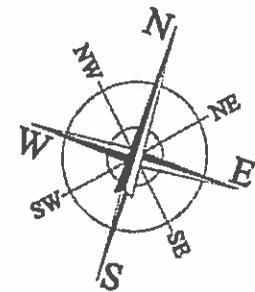
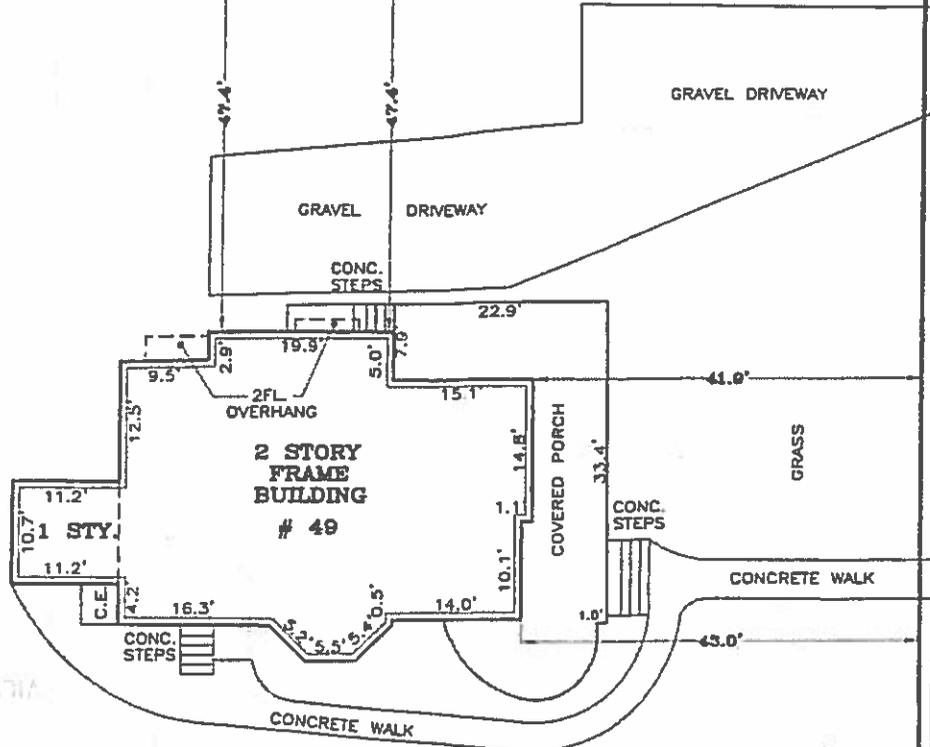
CHAIN LINK FENCE

90°

2.7'W
0.3'No.

1.2'W

GRASS & TREES



NORTH BERGEN PLACE
(PARK STREET)

125.00'

CONCRETE CURB

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NO POSSESSION

150.00'

N/F OF ELIZA A. POWERS

90°

90°

