

Application Date: 12/3/2024  
Fees Paid: 2250

SP# 3794

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 187 EAST SEAMAN AVENUE ZONING DISTRICT RES. A  
SECTION 55 BLOCK 374 LOT 1162 LOT SIZE: 85' x 100'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>MONTE LEEPER</u>	Name: <u>ZELLA W. JONES</u>
Address: <u>414 FOXHURST ROAD</u> <u>OLEANSIDE, N.Y. 11572</u>	Address: <u>187 EAST SEAMAN AVENUE</u> <u>FREEPORT, N.Y. 11520</u>
Telephone #: <u>516-678-1978</u>	Telephone #: <u>516-378-1071</u>

Attorney Name: ARCHITECT MONTE LEEPER Address: 414 FOXHURST ROAD  
(optional) Phone #: 516-678-1978 OLEANSIDE, N.Y. 11572

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

Description of Proposed Work: PROPOSED REAR SECOND FLOOR PORCH

I request a preliminary meeting:  YES  NO

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

[Signature]  
APPLICANT'S SIGNATURE 11/20/24  
DATE  
Sworn to before me this 20<sup>th</sup>  
day of November, 2024  
[Signature]  
Notary Public

MINDY LEEPER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6430384  
Qualified in Nassau County  
Commission Expires March 14, 2026

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

Zella Jones  
PROPERTY OWNER'S SIGNATURE 11/20/24  
DATE  
Sworn to before me this 20<sup>th</sup>  
day of November, 2024  
[Signature]  
Notary Public

MINDY LEEPER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6430384  
Qualified in Nassau County  
Commission Expires March 14, 2026

FOR VILLAGE USE ONLY

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



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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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

November 2, 2024

Zella Jones  
187 E Seaman Ave  
Freeport, NY 11520

**RE: 187 E Seaman Ave Freeport, NY**  
**Zoning District – Residence A Sec. 55 Blk. 374, Lot 1162**  
**Building Permit Application #20243949**

**Description: Proposed second floor rear dormer 230 SF.**

Dear Sir/Madam

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

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

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

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

Very truly yours,

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

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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Notice

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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. 20243949

**Location:** 187 E Seaman Ave, Freeport NY 11520

**Applicant:** Zella Jones

**Description:** Proposed second floor rear dormer 230 SF.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

**Dated:** November 2, 2023

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

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**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>JONES RESIDENCE</b>							
Project Location (describe, and attach a location map): <b>SECTION 55 BLOCK 374 LOTS 1162-1165 187 EAST SEAMAN AVENUE FREEPORT N.Y.</b>							
Brief Description of Proposed Action: <b>PROPOSED REAR SECOND FLOOR DORMER</b>							
Name of Applicant or Sponsor: <b>MONTE LEEPER, ARCHITECT</b>		Telephone: <b>516-678-1978</b>					
Address: <b>414 FOXHURST ROAD</b>		E-Mail: <b>MONTELEPER@GMAIL.COM</b>					
City/PO: <b>OCEANSIDE, N.Y.</b>		State: <b>N.Y.</b>	Zip Code: <b>11572</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><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> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>19</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>.19</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>MONTE S. LEEPER</u>		Date: <u>9-20-24</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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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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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 ENVIRONMENTAL OFFICE  
 STATE OF NEW YORK  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243949  
 Filing Date 9/20/24

## Application for Erection of Buildings or Alterations

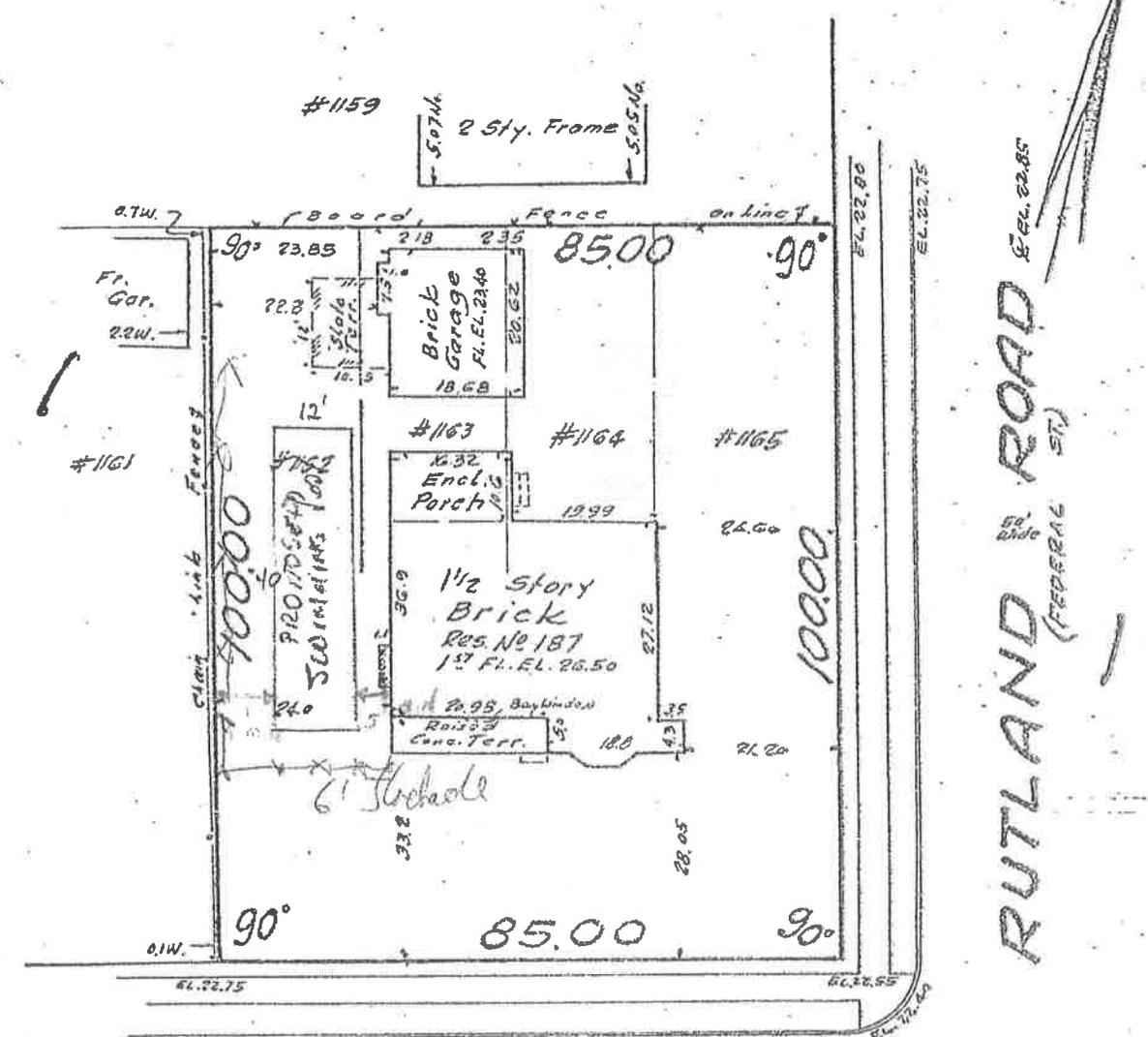
**IMPORTANT** - Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING	AT (LOCATION) <u>187 EAST SEAMAN AVENUE</u> ZONING DISTRICT <u>Residence A</u> <small>(No.) (Street)</small>
	BETWEEN <u>NORTHWEST CORNER OF EAST SEAMAN AVENUE AND RUTLAND ROAD</u> <small>(Cross Street) AND (Cross Street)</small>
	SECTION <u>55</u> BLOCK <u>374</u> LOT <u>1162-1169</u> APPROX. LOT SIZE <u>85 x 100</u> LOT AREA <u>8500</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)	<b>RESIDENTIAL</b> 11   <input checked="" type="checkbox"/> One Family 12   Two families 13   Apartment - Enter No. of Units _____ 14   Transient hotel, motel, or dormitory - Enter No. of Units _____ 15   Garage or Accessory Structure 16   Other - Specify _____  <b>NON RESIDENTIAL - Complete Part "E"</b> 17   Industrial 18   Office, bank, professional 19   Stores, mercantile 20   Church, other religious 21   Hospital, Institutional 22   Other - Specify _____
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT: <u>\$ 90,000.</u>	<u>PROPOSED REAR SECOND FLOOR DORMER</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>ZELLA JONES</u>	<u>187 EAST SEAMAN AVENUE</u> <u>FREEPORT, N.Y. 11520</u>	<u>516</u> <u>378-1071</u>
2. Contractor		
3. Architect or Engineer <u>MONTE LEEPEL ARCHITECT</u>	<u>414 FOXHURST ROAD</u> <u>OCEANSIDE, N.Y. 11572</u>	<u>516</u> <u>678 1978</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>ZELLA W. JONES</u> (Print) Address <u>187 EAST SEAMAN AVENUE</u> Phone <u>516-378-1071</u> State of New York County of Nassau <u>ZELLA W. JONES</u> being duly sworn, says that <u>SHE</u> (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HER</u> knowledge and belief and agrees to conform to all applicable laws of this	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <u>2024</u> IF YES, WHICH ZONE? _____  IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____  <b>PROJECT DESCRIPTION</b> Total/First Flr Square Feet <u>21</u> Upper Flrs Square Feet _____



187  
**EAST SEAMAN AVE.**  
 (SEAMAN AVE.)  
 EL. 22.30

Note: Existing Grade is legal Grade. Elevations relative.

LOTS 1162 to 1165 incl.  
 BLOCK -  
 MAP OF Columbia Heights Addition filed 8-30-05 #260 Case 1984  
 SITUATED AT FREEPORT, NASSAU COUNTY, N.Y.  
 GUARANTEED TO Chicago Title Insurance Company  
Home Title Division, Richmond Hill  
Savings Bank, V. A.  
 DR. K - H

**HEINZ B. KRAUSE**  
 LAND SURVEYOR  
 N.Y.S. LIC. No. 37721  
 830 OLD COUNTRY RD.  
 WESTBURY, N. Y.  
*Heinz B. Krause*  
 DATE June 13, 1984  
 SCALE 1" = 20'

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 VILLAGE OF FREEPORT





NORTHWEST VIEW - SIDE & REAR OF DWELLING



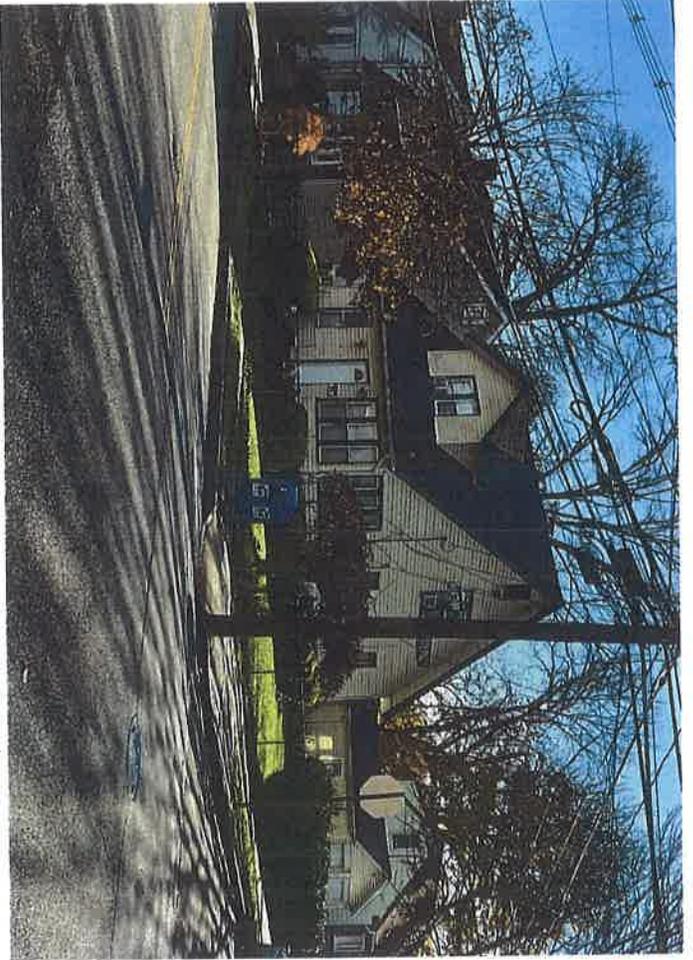
NORTHEAST VIEW - EAST SIDE & REAR OF DWELLING



SOUTH VIEW - FRONT OF DWELLING



EAST SIDE OF DWELLING



194 EAST SEAMAN AVENUE - DIAGONALLY ACROSS STREET



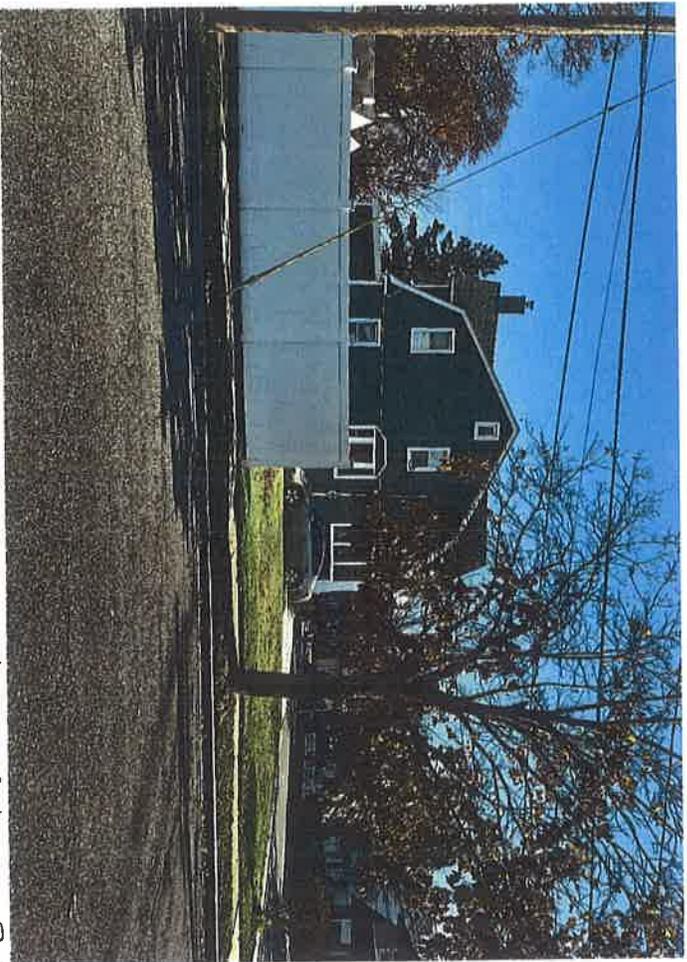
236 N. COLUMBUS AVENUE - ACROSS THE STREET



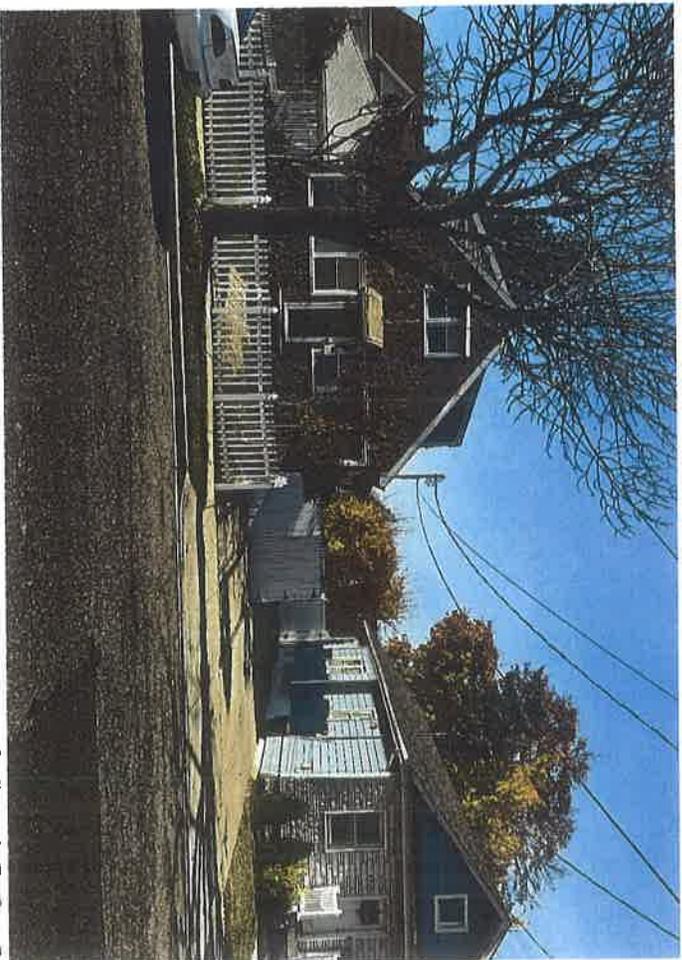
259 RUTLAND ROAD - 2 HOUSES NORTH OF  
SUBJECT PROPERTY



186 EAST SEAMAN AVENUE - ACROSS THE STREET



193 EAST SEAWARD AVENUE - DIRECTLY ACROSS RUTLAND RD



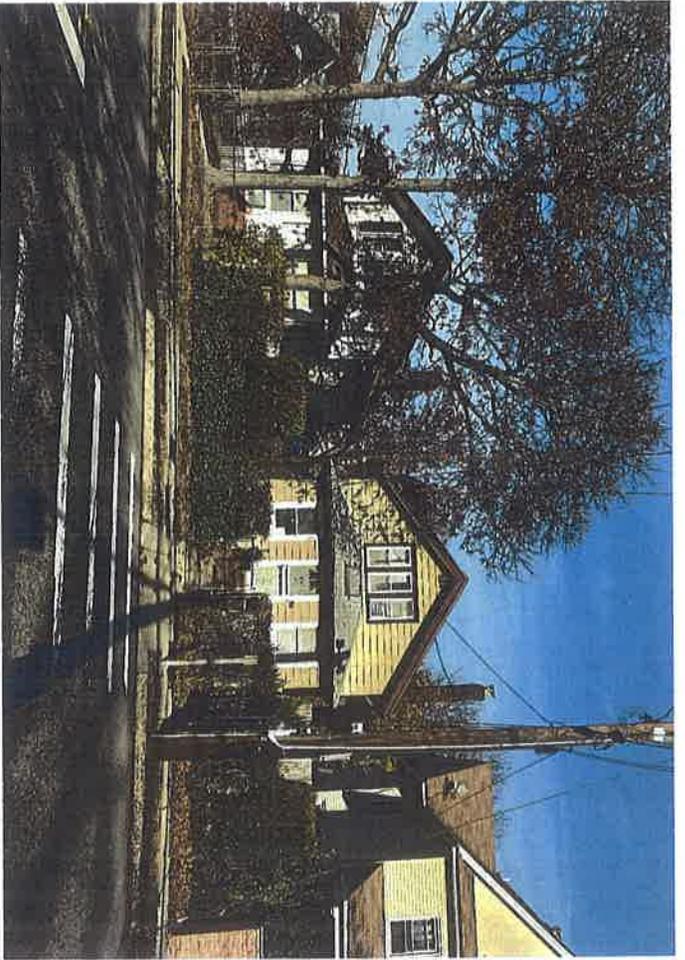
235 RUTLAND ROAD - NEXT DOOR TO SUBJECT PROPERTY



NORTH SIDE - REAR OF SUBJECT PROPERTY



258 RUTLAND ROAD - ACROSS DIAGONALLY FROM SUBJECT PROPERTY



173 EAST SEAWARD AVENUE 2 HOUSES WEST OF SUBJECT PROPERTY



173 EAST SEAWARD AVENUE-NEXT DOOR-WEST OF SUBJECT PROPERTY

IT IS A VIOLATION OF THE LAW FOR ANY ARCHITECT OR ENGINEER TO SIGN ANY ARCHITECTURAL OR ENGINEERING DRAWING UNLESS HE OR SHE IS A LICENSED ARCHITECT OR ENGINEER IN THE STATE OF NEW YORK. ANY ARCHITECT OR ENGINEER WHO VIOLATES THIS LAW SHALL BE SUBJECT TO PENALTY.



NO. 4 of 7

**JONES RESIDENCE**  
**187 E. SEAMAN AVE.**  
**FREEMPT, N.Y.**

**MONTE SCOTT LEPPER**  
**ARCHITECT, P.C.**  
 COMMERCIAL - RESIDENTIAL - INTERIORS  
 444 FRENCH ROAD, SCARSDALE, N.Y. 11762  
 (516) 678-1978 FAX (516) 678-1289  
 EMAIL: MONTELEPPER@GMAIL.COM



REVISIONS

COMMERCIAL LOW-SLOPE ROOFING SYSTEM WITH BITUMINOUS OR PVC SHEET MEMBRANE LAYERED TO MANUFACTURER'S SPECIFICATIONS TO BE WATERPROOF-MATCH ADJACENT GREY ASPHALT SHINGLE ROOFING

**ROOF CODE**  
 NEW YORK STATE RESIDENTIAL CODE - TABLE R803.0  
 UNDERLAYMENT APPLICATION

\*FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36 INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

20 GAUGE ALUMINUM FLASHING AT ROOF/WALL CONNECTION OR 1"-6" EACH DIRECTION INSTALLED OVER SELF-ADHESIVE WATERPROOFING MEMBRANE, ICE AND WATER SHIELD, OR 2"-6" UP THE WALL AND COVERING ENTIRE ADJACING ROOF



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



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



**3 SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"



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

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING AS LICENSED ARCHITECT TO PREPARE ANY PART OF THIS DOCUMENT OR TO SIGN OR SEAL ANY PART OF THIS DOCUMENT. THE UNITED PROFESSION OF ARCHITECTS IS A VOLUNTARY PROFESSIONAL CORPORATION. LICENSE AND SEAL BE OBTAINED FROM THE ARCHITECTS BOARD.



NO. 117845  
 STATE OF NEW YORK  
 4 of 7

**JONES RESIDENCE**  
 187 E. SEAMAN AVE.  
 FREEPORT, N.Y.

**MONTE SCOTT LEOPER**  
 ARCHITECT, P.C.  
 COMMERCIAL & RESIDENTIAL INTERIORS  
 414 FREEPORT ROAD, FREEPORT, N.Y. 11009  
 (616) 676-1976 FAX (616) 676-1989  
 EMAIL: MONTELEPER@GMAIL.COM



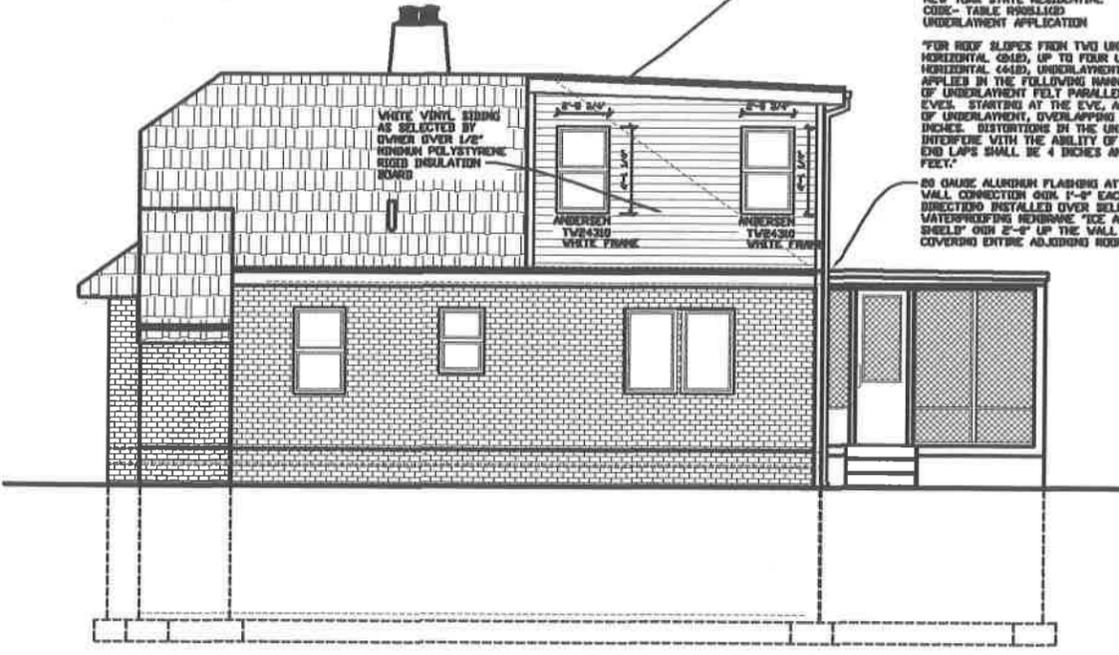
REVISIONS

COMMERCIAL LOW-SLOPE ROOFING SYSTEM WITH BITUMINOUS OR PVC SHEET MEMBRANE LAYERED TO MANUFACTURER'S SPECIFICATIONS TO BE WATERPROOF-MATCH ADJACENT GREY ASPHALT SHINGLE ROOFING

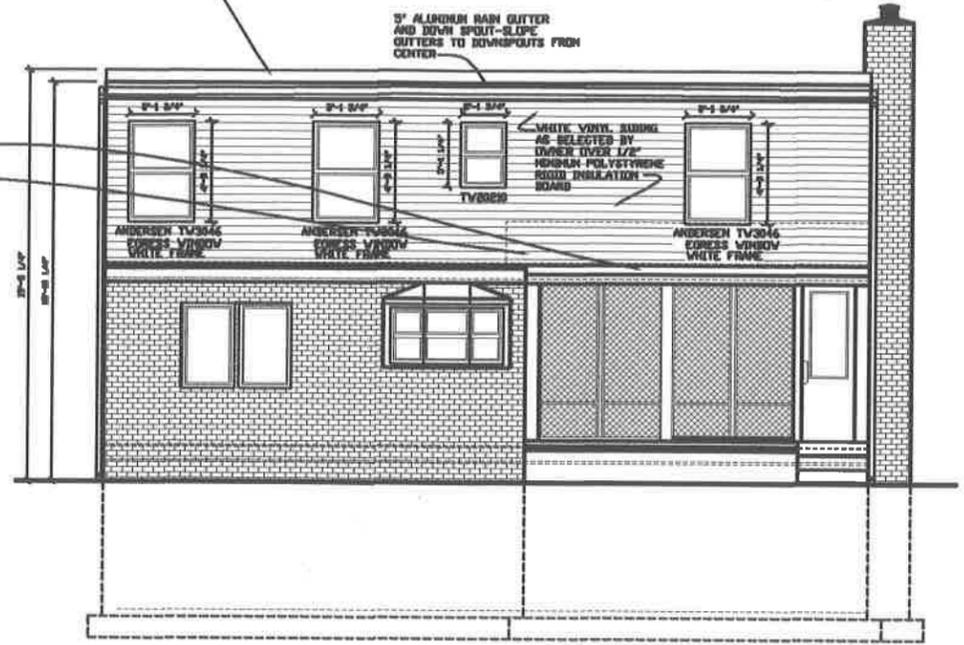
**ROOF CODE**  
 NEW YORK STATE RESIDENTIAL CODE - TABLE R503.1(2) UNDERLAYMENT APPLICATION

\*FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36 INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 15 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

DO GAUGE ALUMINUM FLASHING AT ROOF/WALL CONNECTIONS 1'-0" EACH DIRECTED TO BE INSTALLED OVER SELF-ADHESIVE WATERPROOFING MEMBRANE (ICE AND WATER SHEET) OVER 2'-0" UP THE WALL AND COVERING ENTIRE ADJACENT ROOF.



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



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



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



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

Application Date: 12/13/24  
Fees Paid: \$200.00

SP# 3795

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

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

PROPERTY ADDRESS: 150 Bedell St ZONING DISTRICT Residence A  
SECTION 62 BLOCK 058 LOT 415 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Luis Cordero</u>	Name: <u>Same</u>
Address: <u>150 Bedell St Freeport NY 11520</u>	Address: _____
Telephone #: <u>516 642-5980</u>	Telephone #: _____

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

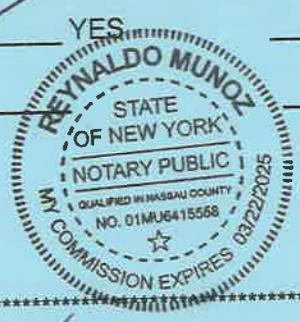
Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: 20 x 15 Roof over existing rear patio

I request a preliminary meeting:  YES  NO

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

Luis Cordero  
APPLICANT'S SIGNATURE  
Sworn to before me this 26<sup>th</sup>  
day of November, 2024  
Notary Public



11/21/2024  
DATE

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

Luis Cordero  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 11  
day of December, 2024  
Pamela Walsh Boening  
Notary Public

12/11/2024  
DATE  
Pamela A. Walsh Boening  
Notary Public State of New York  
No. 01WA6213579  
Qualified in Nassau County  
Commission Expires November 9, 2025

**FOR VILLAGE USE ONLY**

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



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**VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
November 15, 2024

Luis M Cordero  
158 Bedell St  
Freeport, NY 11520

**RE: 158 Bedell St, Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 058 Lot 415**  
**Building Permit Application #20243985**  
**Description: Construct 20' x 15' roof over exiting rear patio.**

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk  
ZBA Approval Needed: NO

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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Notice

Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20243985

Location: 158 Bedell ST, Freeport, NY

Applicant: Luis M Cordero

Description: Construct 20' x 15' roof over exiting rear patio.

**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: November 15, 2024

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

M.W. J.D.C. 11612-1 5229

63-579

SOUTHSIDE AVENUE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7287 OF THE NEW YORK STATE EDUCATION LAW.

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

RECORDED  
2024 DEC 13 11:39  
WILLIAMSON COUNTY

MAD  
OF PROPERTY AT

FREEDPORT, N.Y.

SURVEYED MAY 19, 1954

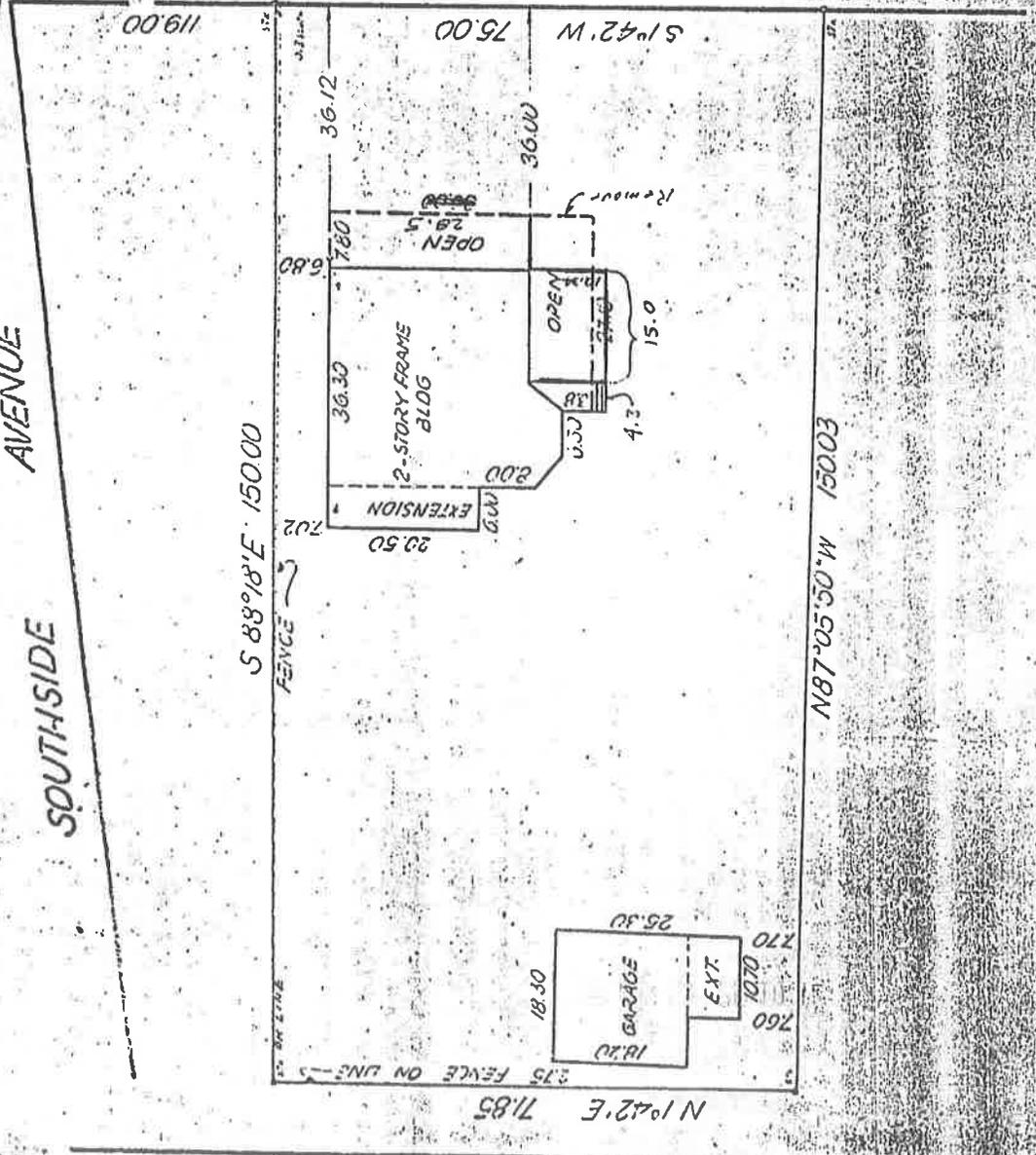
BALDWIN & CORNELIUS CO.  
CIVIL ENGINEERS & SURVEYORS

LICENSE NO 793 & 527

FREEDPORT, L.I., N.Y.

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

STREET  
BEDFELL



U.S. GEO. SURV. CO. NO. 375-353

617.20  
Appendix B  
Short Environmental Assessment Form

OCT 17 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							
Name of Action or Project:							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">Rear of Home</p>							
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.5em;">fortico 15" x 20</p>							
Name of Applicant or Sponsor:		Telephone: (516) 642-5980					
		E-Mail:					
Address: <p style="text-align: center; font-size: 1.2em;">158 Bedell St</p>							
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.5em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11520</p>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<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 type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?			<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>	
		OCT 17 2024		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input 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"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input 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 type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	<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: _____	OCT 17 2024	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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor name: <u>Mrs M Cordero</u>		Date: <u>10/16/24</u>	
Signature: <u>Luis Cordero</u>			

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

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

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

OCT 17 2024

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

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PLANNING OFFICE  
VILLAGE OF FREDONIA, NY

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243985

OCT 17 2024

Filing Date 10/17/24

## 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>158 Bedell St</u> ZONING DISTRICT _____
	(No.) (Street)
	BETWEEN <u>Southside Ave</u> AND <u>Atlantic Ave</u>
	(Cross Street) (Cross Street)
SECTION <u>602</u> BLOCK <u>058</u> LOT <u>415</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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

<b>A. TYPE OF IMPROVEMENT</b> 1     New building 2     Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11     One Family 12   <input checked="" type="checkbox"/> Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____ <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, institutional 22     Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>1,000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>Portico</u> <u>15 x 20</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>Luis M Cordero</u>	<u>158 Bedell St</u> <u>Freeport NY 11520</u>	<u>516</u> <u>642-5980</u>
2. Contractor	<u>Self</u>		
3. Architect or Engineer			

### IV. OWNER - CONTRACTOR STATEMENT

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

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

MESHEGONA C LITTLE  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 0116098866  
 Qualified in Nassau County  
 My Commission Expires 11-28-2024  
 State of New York

Contractor or Owner Luis M Cordero  
 Address 158 Bedell St, Freeport  
 Phone (516) 642-5980

County of Nassau  
Luis M Cordero being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this state.

### V. FLOOD ZONE

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

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

#### PROJECT DESCRIPTION

Total/First Fir Square Feet

Upper Firs Square Feet

158 Bedell St



158 Bedell St  
front



158 Bedell St. front



158 Bedell St.  
side

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OFFICE  
NEW YORK, NY



158 Bedell St. side



158 Bedell St.  
rear

RECEIVED

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CLEVER'S DRIVE



158 Bedell St rear



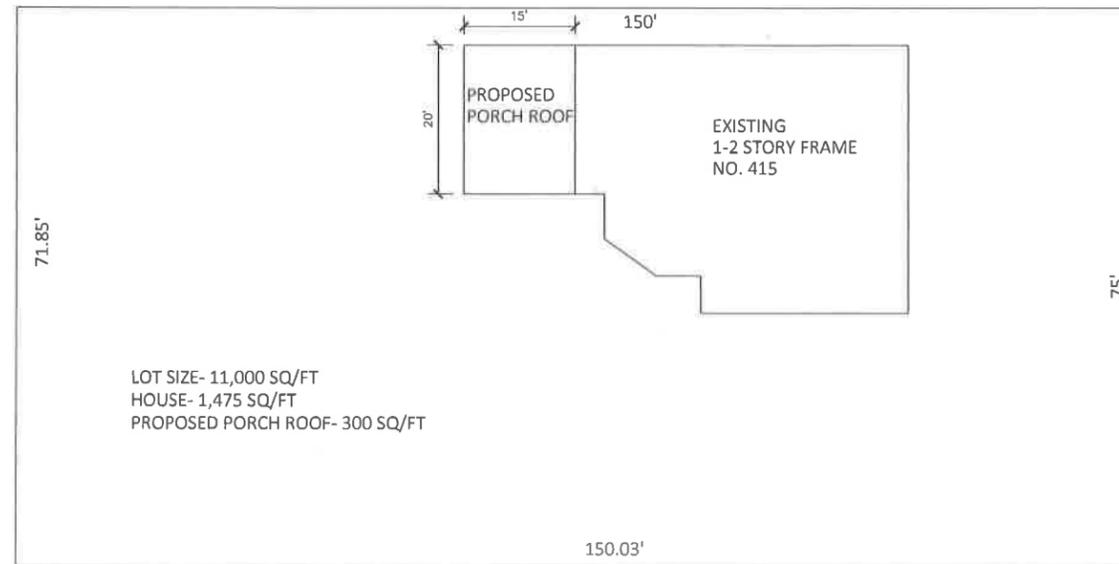


**GENERAL NOTES**

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 OMISSIONS 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 MANUFACTURERS 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. PROPRIETY 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, AN/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 CLEANING UP THEIR WORK. RUBBISH REMOVAL SHALL BE DONE IN A DUST INHIBITIVE FASHION AND THE JOB SITE SHALL BE FREE OF ALL DEBRIS AND BROOM CLEANED UPON COMPLETION.
14. ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTINUOUS SURFACES OR NEW FINISHES SHOW.
15. CLEAN ALL FLOORS, WALLS, DOOR, MISC. METALS, GLASS, ETC, LEAVING JOB FREE OF DUST AND DEBRIS, PRIOR TO PROJECT COMPLETION.
16. 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 CONTINUOUS SURFACES.
17. FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM-E-84) OF CLASS "I" (RADIANT PANEL TEST) REQUIREMENTS.
18. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN FULL CONFORMANCE WITH THE BUILDING CODES OF NY STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
19. PLUMBING WORK SHALL BE INSTALLED BY A PLUMBER LICENSES WITH THE TOWN OF HEMPSTEAD ON ACCORDANCE WITH NY STATE AND NATIONAL PLUMBING CODES.
20. ANY ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSES 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.
22. 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 DAILY OPERATION WITH MINIMAL INTERRUPTION.
23. SOIL PRESSURE ASSUMED AT 2 TON PER SF (TYPICAL LONG ISLAND SAND AND GRAVEL)

**CONCRETE & FRAMING NOTES**

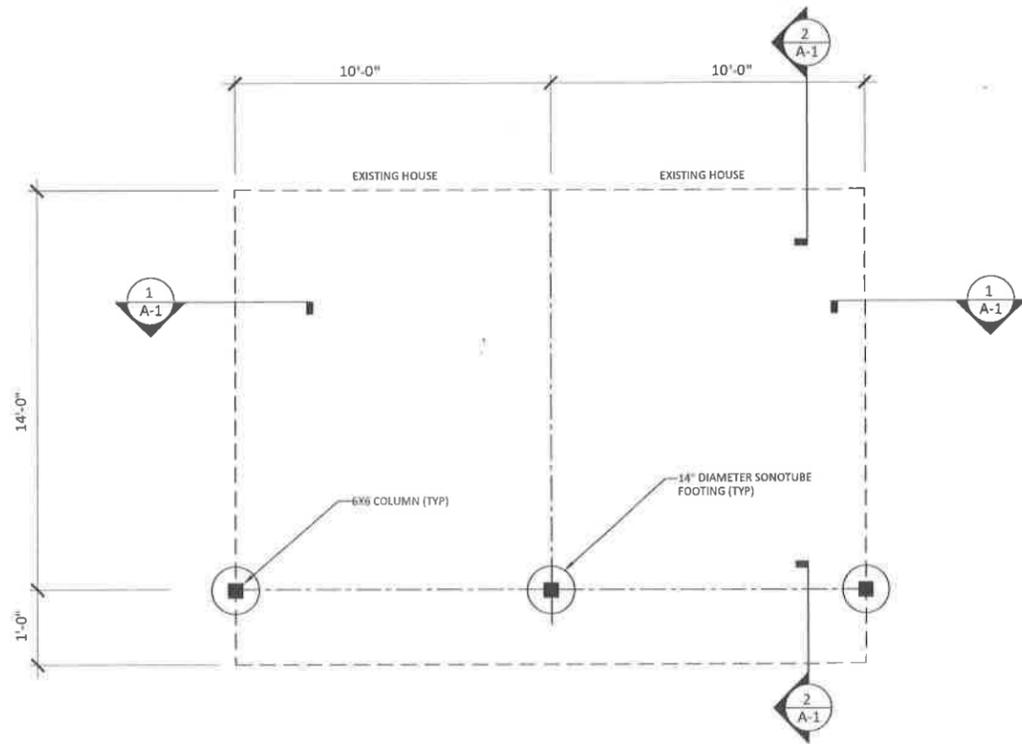
1. EXCAVATE FOR ALL FOOTINGS, FOUNDATIONS, WALLS AND SUCH OTHER WORK AS MAY BE NECESSARY TO THE DEPTHS AS SHOWN ON THE DRAWINGS. ALL TRENCHES FOR FOOTINGS, FOUNDATIONS, ETC. SHALL BE LEVEL, SOLID AND PLACED UPON UNDISTURBED SOIL.
  2. CONTRACTOR TO VERIFY WITH THE OWNER AND UTILITY PROVIDERS THE LOCATIONS 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/S.F. GC SHALL VERIFY IN FIELD.
  6. CONCRETE HAUNCHES, SLABS AND PIERS 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 6"x6"/10X10 GALVANIZED WIRE MESH UNLESS OTHERWISE NOTED ON DRAWINGS. FLOORS TO BE LEVEL UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE 1" PREMOLDED EXPANSION JOINTING AT FLOOR SLAB AND FOUNDATION WALL. ALL SLABS TO HAVE TROWEL FINISH.
  9. THE CONTRACTOR SHALL BACKFILL WITH CLEAN EARTH. CARE SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVE-INS. BACKFILL TO BE FREE OF WOOD, TRASH, ETC.
  10. ALL WORK TO CONFORM TO ACI BUILDING CODE, LOCAL AND STATE CODE.
- FRAMING NOTES:
1. ALL WOOD FRAMING TO BE DOUGLAS FIR LARCH CONSTRUCTION GRADE OR BETTER WITH Fb=1000 PSI SINGULAR MEMBERS AND E+1 SX10 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 NOTES 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 R1003.12
  5. ANY HEADERS, BEAMS OR GIRDERS, EXCEEDING 6'-0" 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 SIXTH THE DEPTH OF THE JOIST AND NOT TO BE NOT PERMITTED BY 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# MIN WATERPROOF BUILDING PAPER (OR EQUAL).
  9. CONTRACTOR TO PROVIDE ALL HURRICANE STRAPPING AS REQUIRED TO MEET STAT 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.



**SITE PLAN**  
SCALE: NOT TO SCALE

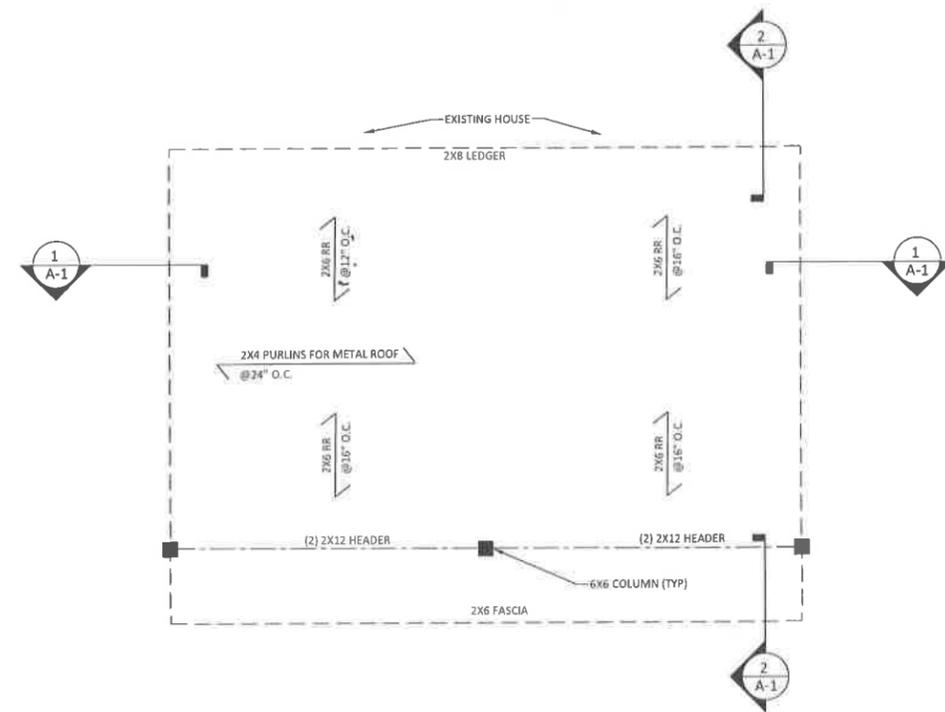
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 2024 DEC 13 AM 11:43  
 WILLIAMSON ENGINEERING, P.C.

<b>TECNICO SERVICES LLC</b> ANTONIO SEMINATORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169	
PROJECT	DATE
158 BEDELL ST FREEPORT, NY	10/30/24
TITLE	DRAWING
SITE PLAN & NOTES	G-1



**FLOOR PLAN (GRADE LEVEL)**

SCALE:  $\frac{1}{8}'' = 1'-0''$

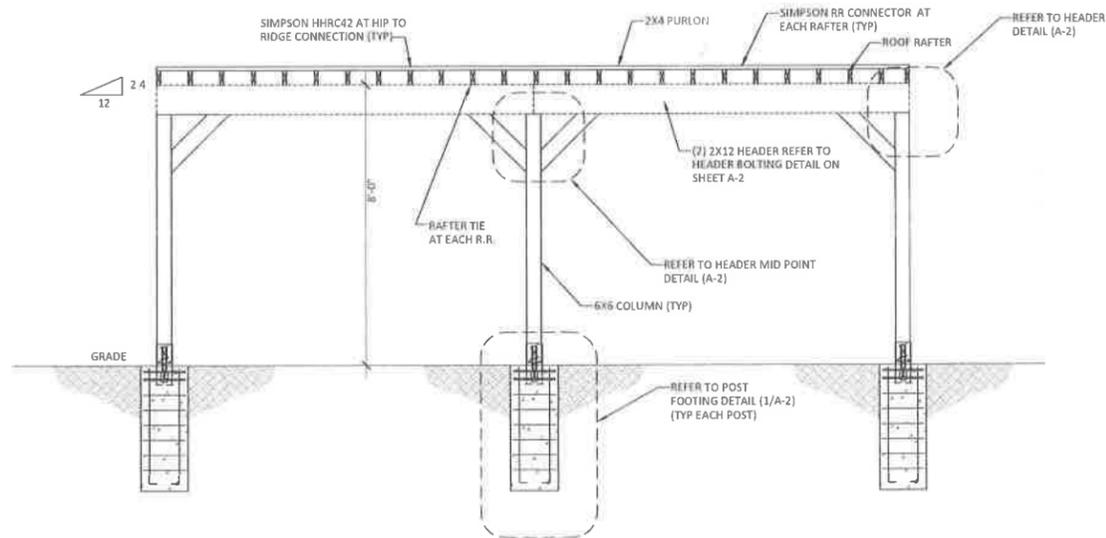


**FRAMING PLAN**

SCALE:  $\frac{1}{8}'' = 1'-0''$

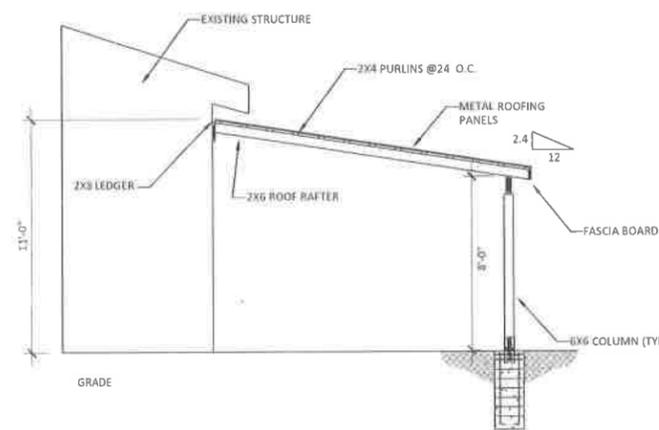
REVIEWED

2024 DEC 13 A.M. 3  
 2171 US ROUTE 90  
 VILLAGE OF FREEPORT, NY



**1 SECTION**  
A-1

SCALE:  $\frac{1}{8}'' = 1'-0''$

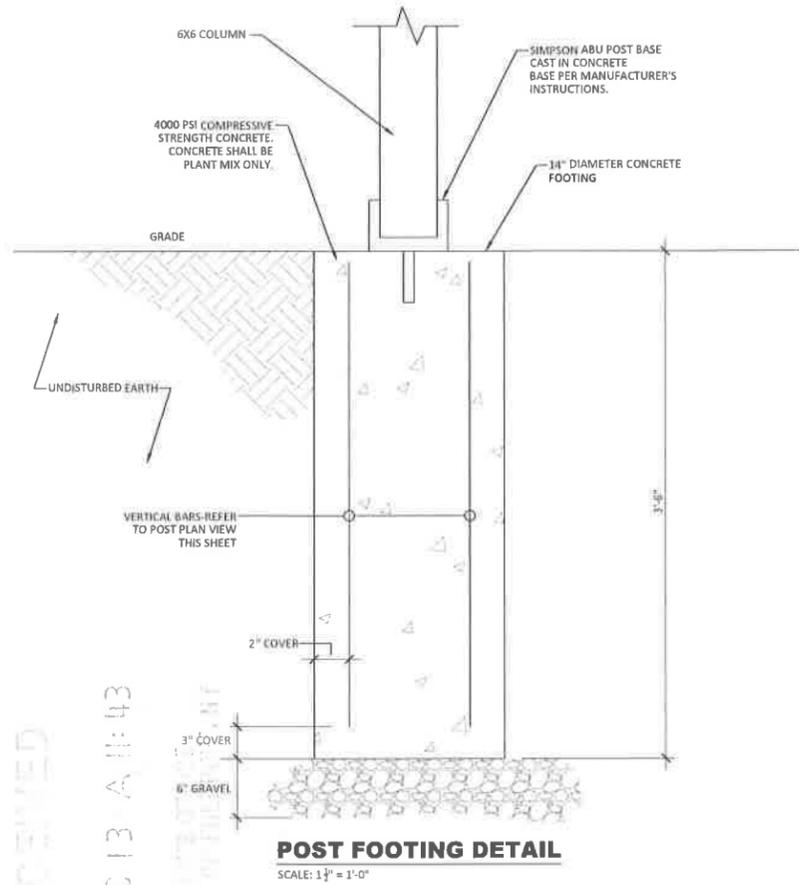


**2 SECTION**  
A-1

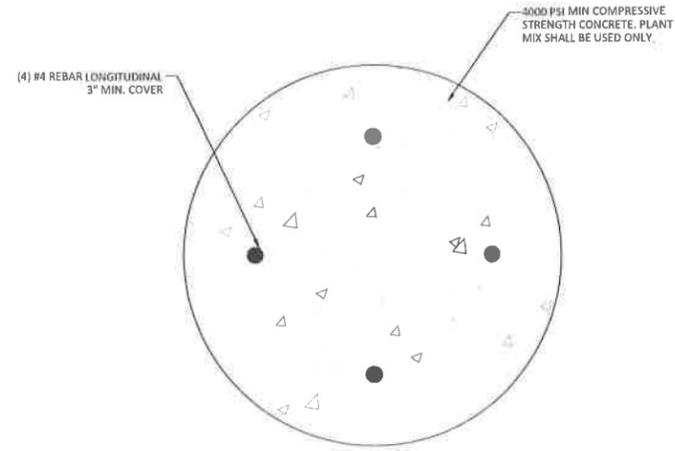
SCALE:  $\frac{1}{8}'' = 1'-0''$

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

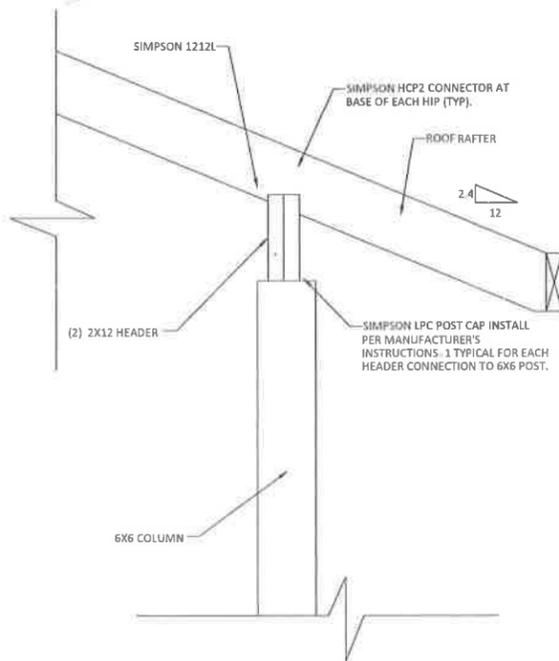
PROJECT	DATE
158 BEDELL ST FREEPORT, NY	10/30/24
TITLE	DRAWING
PLANS & SECTIONS	<b>A-1</b>



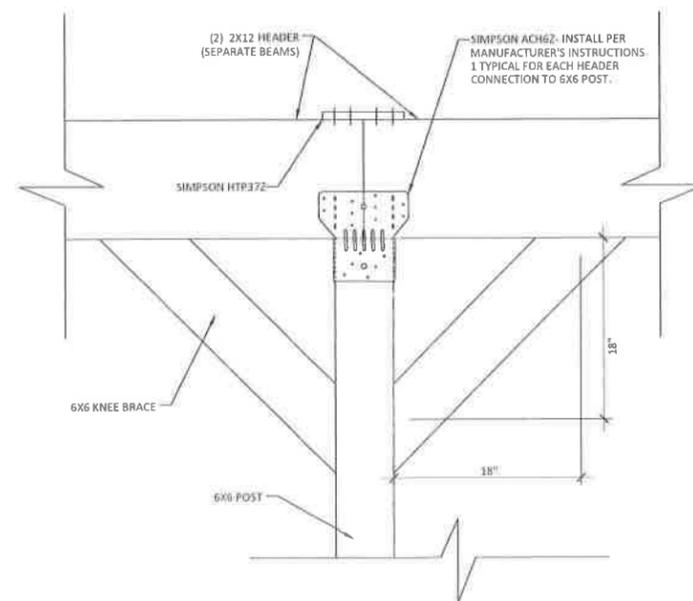
**POST FOOTING DETAIL**  
SCALE: 1 1/2" = 1'-0"



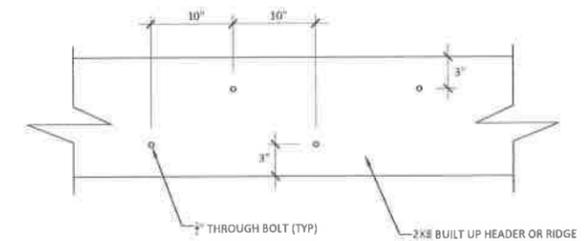
**POST FOOTING PLAN**  
SCALE: 3" = 1'-0"



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



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



**TYPICAL HEADER / RIDGE BOLTING DETAIL**  
NOT TO SCALE

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 2024 DEC 13 A 11:43  
 VILLAGE OF FREEPORT, NY

<b>TECNICO SERVICES LLC</b> ANTONIO SEMINATORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169	
PROJECT	DATE
158 BEDELL ST FREEPORT, NY	10/30/24
TITLE	DRAWING
DETAILS	<b>A-2</b>

Application Date: 12/13/24  
Fees Paid: \$ 225.00

SP# 3796

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 311 N. Brookside Ave ZONING DISTRICT Residence A  
SECTION 36 BLOCK 536 LOT 121 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Shawn Adams</u>	Name: <u>Shawn Adams</u>
Address: <u>311 N Brookside Ave</u> <u>Freeport N.Y. 11520</u>	Address: <u>311 N Brookside Ave</u> <u>Freeport NY 11520</u>
Telephone #:	Telephone #: <u>917-549-7973</u>

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

Present Land Use: One Family Dwelling Proposed Land Use: Residence A

Description of Proposed Work: maintain addition over garage & brick veneer

I request a preliminary meeting: ~~YES~~  YES  NO

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

[Signature] APPLICANT'S SIGNATURE 12/12/24 DATE

Sworn to before me this 12 day of December, 2024.

DELMY ONEIDA VENTURA  
Notary Public, State of New York  
No. 01VE6424114  
Qualified in Nassau County  
Commission Expires October 25, 2025

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

[Signature] PROPERTY OWNER'S SIGNATURE 12/12/24 DATE

Sworn to before me this 12 day of December, 2024.

DELMY ONEIDA VENTURA  
Notary Public, State of New York  
No. 01VE6424114  
Qualified in Nassau County  
Commission Expires October 25, 2025

FOR VILLAGE USE ONLY

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
**December 6, 2024**

**Shawn Adams**  
**311 N Brookside Ave**  
**Freeport, NY 11520**

**RE: 311 N Brookside Ave, Freeport, NY 11520**

**Zoning District: Residence A Sec 36, Blk 536, Lot 121**

**Building Permit Application #20190855**

**Description: Construct second floor addition 772.64SF and replace brick veneer on front elevation.**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez

ZBA Approval Needed: NO

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20190855

Location: 311 N Brookside Ave, Freeport NY 11520

Applicant : Shawn Adams

Description : Construct second floor addition 772.64SF and replace brick veneer on front elevation.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: December 6, 2024

Sergio A. Murras  
Sergio A. Murras  
Superintendent of Buildings

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

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**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>311 N Brookside Ave</i>			
Project Location (describe, and attach a location map): <i>311 N. Brookside Ave Freeport, N.Y. 1150</i>			
Brief Description of Proposed Action: <i>Second Floor Extension over Existing Two-Car Garage &amp; New Brick Veneer of Front Elevation</i>			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code: <i>2074</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="radio"/> NO	<input type="radio"/> 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:		<input checked="" type="radio"/> NO	<input type="radio"/> YES
3.a. Total acreage of the site of the proposed action?		<i>0.4</i>	acres
b. Total acreage to be physically disturbed?		<i>7505E</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.4</i>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		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	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		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 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 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	
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 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 checked="" 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
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Farhad Bassiri Tehrani</u> Date: <u>3/10/19</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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

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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?	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.

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 VILLAGE OF FREDERICKSBURG

<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 VILLAGE OF FREEPORT, N.Y.

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

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

## Application for Erection of Buildings or Alterations

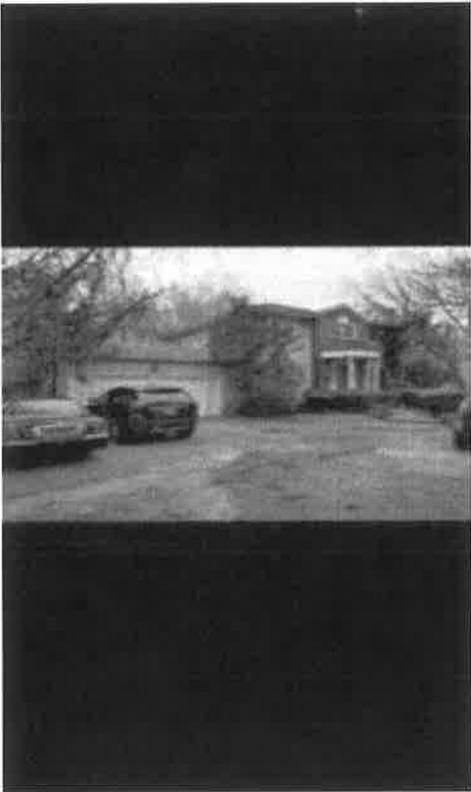
**IMPORTANT** - Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING	AT (LOCATION) <u>311 N Brookside Ave</u> ZONING DISTRICT _____
	(No.) (Street)
	BETWEEN <u>Ethel Kleberg Dr</u> AND <u>Willow Brook Lane</u> (Cross Street) (Cross Street)
SECTION <u>36</u> BLOCK <u>536</u> LOT <u>121</u> APPROX. LOT SIZE <u>166 x 100</u> LOT AREA <u>17,972 SF</u> <i>irregular</i>	

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 <u>NONE</u> ) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)	<b>RESIDENTIAL</b> 11   <input checked="" type="checkbox"/> One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____  <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, Institutional 22     Other - Specify _____
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>100,000</u>	<u>2nd Floor Extension over Exist</u> <u>Garage. And Front Elevation</u> <u>New Brick Veneer</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>Shawn Adams</u>	<u>311 N Brookside Ave Freeport N.Y.</u>	<u>917 549-7973</u>
2. Contractor	_____	_____
3. Architect or Engineer <u>Farhad Bassiri-Tehrani</u>	<u>36 Ravine Rd Great Neck N.Y. 11023</u>	<u>516 476-9554</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 _____  ROSANA JOSEPH Notary Public, State of New York No. 0130-0161425 Qualified in Kings County Commission Expires January 28, 20 <u>20</u>  State of New York County of <u>RAISING'S</u> <u>Adams, Shawn</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 Village.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO _____ IF YES, WHICH ZONE? _____  IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> <b>PROJECT DESCRIPTION</b> Total/First Fir Square Feet <input type="text"/> Upper Firs Square Feet <input type="text"/>



FRONT



REAR

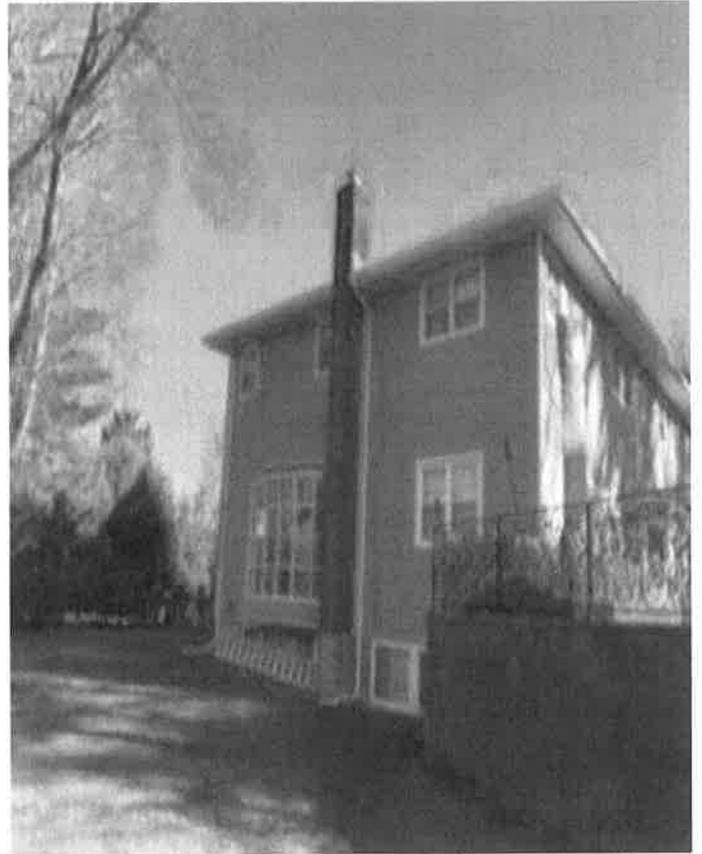


SIDE

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2021 DEC 23 P 3:17  
ALBERT J. GENTILE  
VILLAGE OF FARMINGTON, NJ



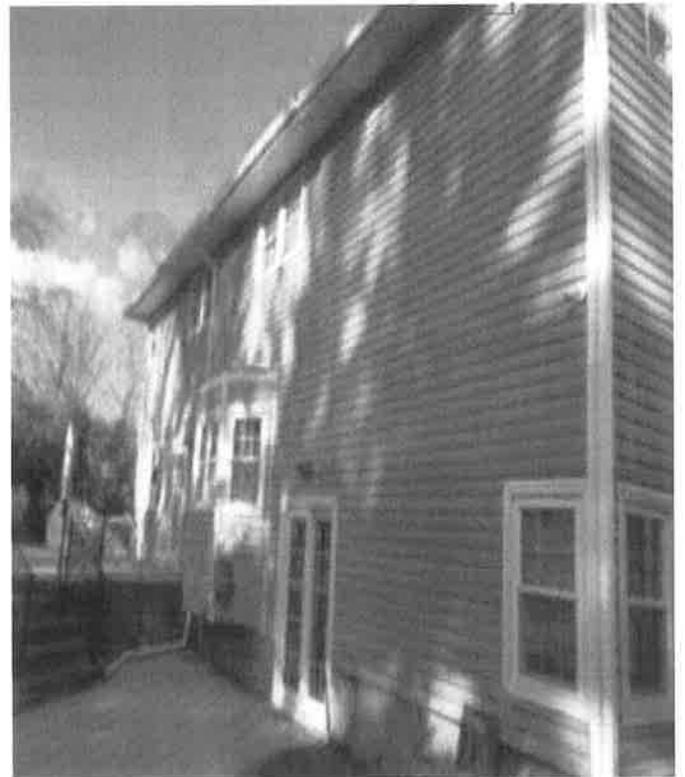
FRONT



SIDE

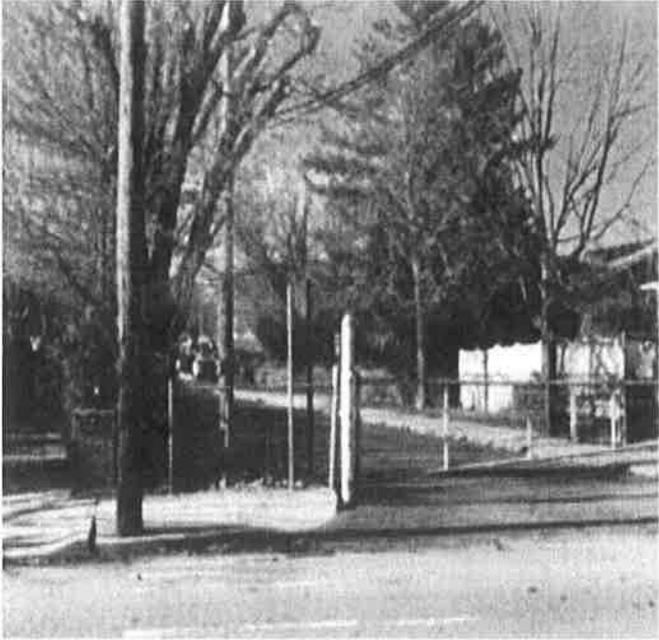
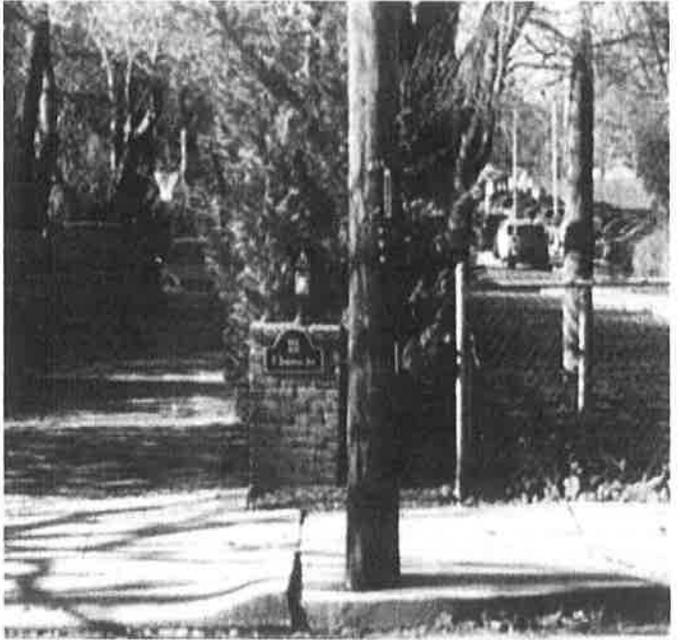


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CLERK'S OFFICE  
VILLAGE OF FARMINGDALE, NY

**311 N BROOKSIDE FREEPORT NY EXTERIOR MATERIALS**

1. Roofing: 30 yr. Timberline architectural asphalt rustic brown
2. Siding: brick (red, tan, brown mixture)
3. Windows: custom vinyl casement white
4. Doors: custom metal brown

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RECORDS OFFICE  
VILLAGE OF FREEPORT, NY





Directory Search

Detailed Product Ratings

GENERAL INFORMATION	
Manufacturer:	Modena Design, Inc.
Series Name:	4500 Casement
Operator Type:	CSSV
Air Leakage:	≤ 0.3
Ventilation Rating (Standard Screen):	
Ventilation Rating (Enhanced Screen):	

RATINGS INFORMATION

(Found 1 Products)

<< First < Previous Next > Last >>

CPD #	Manufacturer Product Code	U-factor	SHGC	VT	Condensation Resistance	Product Description
MDE-M-5-00018-00001	3 mm Clear/ARG/3 mm Comfort E?	0.29	0.48	0.48	59	Vinyl/Vinyl, Fill 1: ARG/AIR(95/5) , LowE, CL, No Grid

Key:

Click the column headers to sort the data according to the column header.

A dash "-" in a rating column (SHGC / VT) indicates that there are no NFRC certified values for that individual product.

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 NATIONAL FENESTRATION COUNCIL

1 of 1

Contractor Express  
 385 Atlantic Avenue  
 Oceanside, NY 11572  
 contractorexpress.com  
 PHONE: (516) 764-0388  
 FAX: (516) 764-1148

ESTIMATE: 944720

QTY	UNIT	DESC	DESCRIPTION	UNIT	PRICE	TOTAL	EXTENSION
1	EA	100	100' PLYWOOD SHEET	EA	22.00	22.00	22.00
1	EA	100	100' PLYWOOD SHEET	EA	17.00	17.00	17.00
1	EA	100	100' PLYWOOD SHEET	EA	10.00	10.00	10.00
1	EA	100	100' PLYWOOD SHEET	EA	15.00	15.00	15.00
					<b>TOTAL</b>	<b>64.00</b>	<b>64.00</b>

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 2021 DEC 23 P 3:17  
 WILLIAMSBURG POLICE  
 WILLIAMSBURG, VA

**GENERAL NOTES:**

UNLESS OTHERWISE NOTED, GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 SHALL APPLY. HEAT AND POWER DURING CONSTRUCTION SHALL BE PAID FOR BY THE OWNER, THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY, SUBSTITUTION SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES, AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS RUBBISH, ETC. CLEAN ALL GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTOR FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE:

- (A) IS ATTRIBUTABLE TO THE BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN WORK ITSELF) INCLUDING THE LOSS OF USER RESULTING THEREFROM.
- (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE ACT OR OMISSION OF THE CONTRACTOR, ANY SUB-CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THAT THEY ARE IN ACCORDANCE WITH THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.

**BUILDING DEPARTMENT NOTES:**

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL OBTAIN PERMITS, APPLICATIONS, ETC. AS REQUIRED BY STATE AND LOCAL CODES.
2. ALL WORK SHALL COMPLY WITH RULES AND REGULATIONS OF THE NYC DEPARTMENT OF BUILDINGS AND ALL AGENCIES HAVING JURISDICTION.
3. ALL MATERIALS ARE TO BE BSA OR MEA APPROVED IN ACCORDANCE WITH THE NYC CITY BUILDINGS CODES. ALL MATERIALS REQUIRING A FIRE RATED LABEL BY THE NEW YORK CITY CODES AND ON THE DRAWINGS SHALL BEAR THE NYC BOARD OF APPEALS APPROVAL NUMBER OR (IF PERMISSIBLE) THE UNDERWRITER'S LABORATORY INC.
4. INTERIOR FINISHES SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPED RATINGS PER SECTION 27-348 OF THE NYC BUILDING CODE. ALL INTERIOR FINISHES SHALL BE CLASS "A", UNLESS OTHERWISE NOTED.
5. PROVIDE FIRE STOPPING AS REQUIRED BETWEEN EACH FLOOR.
6. ITEMS OF CONTROLLED INSPECTIONS AS REQUIRED BY THE NYC BUILDING CODE SHALL BE INSPECTED AND/OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENT, UNLESS OTHERWISE PROVIDED IN THE CODE, ALL REQUIRED INSPECTIONS AND TEST OF MATERIAL, SHALL BE MADE OR WITNESSED BY OR UNDER THE SUPERVISION OF AN ARCHITECT OR AN ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER.
7. THE ARCHITECT OF THIS PROJECT HAS NOT BEEN RETAINED TO SUPERVISE THIS CONSTRUCTION (NOR FOR ANY FIELD SUPERVISION WHATSOEVER) AND ASSUMES NO RESPONSIBILITIES FOR THE PERFORMANCE OF THE WORK SUPERVISION BY THE ARCHITECT IS LIMITED TO THAT WHICH IS REQUIRED BY THE BUILDING CODES ONLY WITH ALL COSTS BORNE BY THE OWNER.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL CONDITIONS AND DIMENSIONS AT THE BUILDING SITE AND HE IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PROCEEDING WITH CONSTRUCTION WORK. HE SHALL TAKE DIMENSIONS AS REQUIRED AND BE RESPONSIBLE FOR SAME.
9. ALL CONTRACTORS USING THESE DRAWINGS ARE TO COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS WHICH BEAR ON THE SCOPE AND CONDUCT OF THE WORK IN REGARD TO THE MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTIONS AND SERVICE OF EQUIPMENT USED.

**CLIENT NOTES**

1. WRITTEN NOTICE TO COMMENCE ANY CONSTRUCTION WORK SHALL BE GIVEN TO THE COMMISSIONER AT LEAST 24 HOURS BEFORE.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CONSTRUCTION CODE. ALL WORK SHALL ALSO CONFORM TO THE REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION.
3. ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN AND APPLICATION TO BE FILED WITH THE BUREAU OF ELECTRICAL CONTROL LOCATED AT 60 HUDSON ST., NEW YORK, NY.
4. ALL PLUMBING WORK TO BE DONE BY A LICENSED PLUMBER.

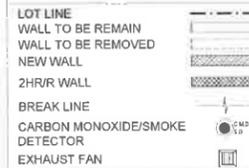
**FOR PUBLIC SAFETY**

MEANS AND METHODS SHOULD BE DETERMINED BY THE CONTRACTOR

**NOTE:**

ARCHITECT AND PE ARE NOT RESPONSIBLE FOR CONSTRUCTION, ADMINISTRATION, OPERATION.

**LEGEND**



**§28-104.8.4 TENANT PROTECTION PLAN.**

CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVE, OR DUST CONTAINMENT PROCEDURES, THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

1. **EGRESS.** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. **FIRE SAFETY.** ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. **HEALTH REQUIREMENTS.** SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. **COMPLIANCE WITH HOUSING STANDARDS.** THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
5. **STRUCTURAL SAFETY.** NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. **NOISE RESTRICTIONS.** WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

**SMOKE/ CARBON MON DETECTOR NOTES**

1. SMOKE/ CARBON MONOX. DETECTORS SHALL BE INSTALLED AS REQUIRED BY LOCAL LAW 62/81.
2. SMOKE/ CARBON MONOX. DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND SHALL COMPLY WITH RS 17-11
3. ONE SMOKE/ CARBON MONOX. DETECTOR IS REQUIRED TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - A) THE TOP AND BOTTOM OF ALL INTERIOR STAIRS IN THE STAIRWELL.
  - B) OUTSIDE EACH BEDROOM OR ANY ROOM USED FOR SLEEPING.
  - C) NO MORE THAN 15'-0" APART IN ANY RECREATION / HOBBY ROOM ETC.
  - D) AND WHERE DESIGNATED ON PLANS.
4. PLACEMENT OF SMOKE/ CARBON MONOX. DETECTORS SHALL BE AS FOLLOWS: CEILING MOUNT, MIN. 4" AWAY FROM ANY WALL. WALL MOUNT, 4" MIN. TO 12" MAX. FROM ANY CEILING.

**DEMOLITION NOTES:**

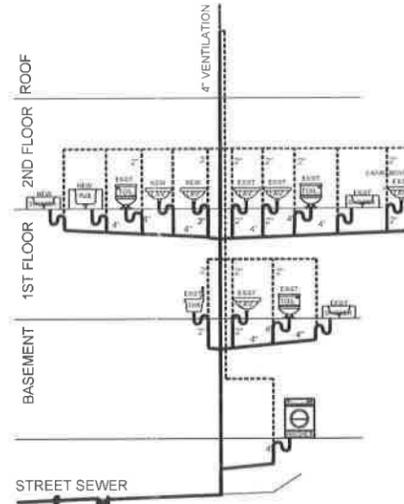
- BEFORE THE START OF EVERY DEMOLITION JOB, THE DEMOLITION CONTRACTOR SHOULD TAKE A NUMBER OF STEPS TO SAFEGUARD THE HEALTH AND SAFETY OF WORKERS AT THE JOB SITE. THE PREPARATORY OPERATIONS INVOLVE THE OVERALL PLANNING OF THE DEMOLITION JOB, INCLUDING THE METHODS TO BE USED TO BRING THE STRUCTURE DOWN. THE EQUIPMENT NECESSARY TO DO THE JOB, AND THE MEASURES TO BE TAKEN TO PERFORM THE WORK SAFELY. PLANNING FOR A DEMOLITION JOB IS AS IMPORTANT AS NO EMPLOYEE SHALL BE PERMITTED IN ANY AREA THAT CAN BE ADVERSELY AFFECTED WHEN DEMOLITION OPERATIONS ARE BEING PERFORMED. ONLY THOSE EMPLOYEES NECESSARY FOR THE PERFORMANCE OF THE OPERATIONS SHALL BE PERMITTED IN THESE AREAS.
- NO MECHANICAL EQUIPMENTS TO BE USED AND NO SHORING REQUIRED
- REMOVE ALL PIPING EQUIPMENTS IN CELLAR.
- REMOVE EXISTING ELECTRICAL OUTLETS, DEVICES & FIXTURES WHERE NECESSARY.
- REMOVE ALL INTERIOR PARTITIONS & CEILING & THERE FINISHES WHERE NECESSARY.
- REMOVE ALL TILE & CONCRETE SETTING BEDS AT WHERE NECESSARY.

BUILDING INFORMATION					
311 N BROOKSIDE AVENUE, FREEPORT, NY 11520					
TOWN OF HEMPSTEAD COUNTY OF NASSAU					
STATE OF NEW YORK					
TAX MAP DISTRICT SECTION 36 BLOCK 536, LOT 121					
SCOPE OF WORK					
FILED FOR RENOVATION & EXTENSION OF EXISTING ONE-FAMILY HOUSE.					
ZONING CALCULATIONS FOR RESIDENTIAL AREA					
LOT AREA ((276.62-100)+(148.81))/2X100+110X20+17,972 SFT					
FLOOR	EXIS. TABULATED FLOOR AREA (SF)		PROPOSED TABULATED FLOOR AREA (SF)		GROSS AREA (SF)
	F.A.R. INCLUDING	F.A.R. EXCLUDING	F.A.R. INCLUDING	F.A.R. EXCLUDING	
ATTIC	0.00	X	0.00	X	0.00
2ND FLOOR	1537.40	X	772.64	X	2310.04
1ST FLOOR	1537.40	X	522.72	X	1537.40
CELLAR	X	1287.68	X	249.92	X
<b>TOTAL</b>	<b>3074.79</b>	<b>1810.20</b>	<b>772.64</b>	<b>249.92</b>	<b>3847.43</b>
YARD REGULATIONS					
INTERIOR LOT 20'-0" DRIVEWAY ACCESS TO THE PROPERTY, WITH 25'-19" AND 21'-39" YARD DISTANCE TO THE PROPERTY LINE					
HEIGHT AND SETBACK					
HEIGHT	3+9+9+8+29'-0"				
PLANTING REQUIREMENTS					
LOT COVERAGE	60.7X3537+10X9+2257 SF / 17972 +13%				

FLOOR AREA CALCULATION					
A	35.90	X	35.70	=	1267.35
B	21.60	X	24.20	=	522.72
C	17.00	X	14.20	=	241.40
D	11.50	X	1.75	=	20.13

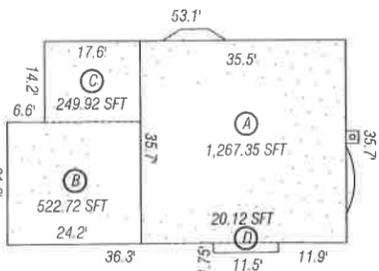
**PLUMBING NOTES**

1. CONNECT NEW PLUMBING TO EXISTING HOUSE DRAIN
2. PROVIDE CLEANOUTS AT BASE OF ALL NEW STACKS
3. PROVIDE SHUT OFF VALVES ON ALL WATER SUPPLY LINES AT NEW FIXTURES
4. PURGE ALL WATER AND GAS LINES BEFORE FINAL CONNECTIONS
5. STANDARD WEIGHT BLACK STEEL PIPE FOR GAS SYSTEM WITH GALVANIZED STEEL FITTINGS
6. NEW FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STRAINER AS PER RS 16
7. APPROVED TYPE WATER METER TO BE INSTALLED TO CONFORM WITH LEGISLATION SIGNED INTO LAW ON JULY 31, 1985
8. NEW TRAPS FOR FLOOR DRAINS SHALL BE DEEP SEAL TYPE
9. ALL PIPING INSTALLED TO SERVICE BUILDING AND WITHIN BUILDING SHALL BE THERMALLY INSULATED AS PER NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
10. ALL NEW PLUMBING FIXTURES TO COMPLY WITH NATIONAL STANDARD OF REFERENCE STANDARDS RS-16
11. NEW PLUMBING VENT LINE TO EXTEND 2'-0" MINIMUM ABOVE FINISHED ROOF WITHIN 10'-0" HIGH POINT.
12. REMOVE EXISTING PLUMBING FIXTURES AS DIRECTED. PROPERLY SEAL AND/OR REMOVE ALL PLUMBING LINES NOT TO BE USED.
13. CONTRACTOR SHALL CHECK EXISTING HOUSE DRAIN, HOUSE TRAP AND F.A.I. AND REPORT TO ARCHITECT ANY DISCREPANCIES IMMEDIATELY, PRIOR TO START OF ANY.
14. NEW PLUMBING INSTALLATION TO COMPLY WITH NEW YORK CITY BLDG. CODE REQUIREMENTS.
15. ALL NEW HOT AND COLD WATER LINES TO BE INSULATED WITH FIBERGLASS/FOIL BACKED INSULATION JACKETS.
16. ALL NEW SHOWER STALLS TO HAVE LEAD PAN



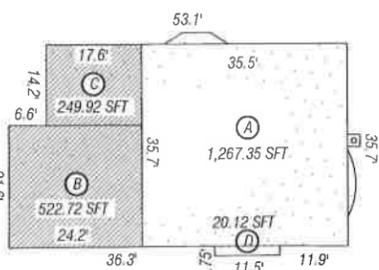
**PROPOSED PLUMBING RISER DIAGRAM**

SCALE: N/A  
ALL PLUMBING FIXTURES SHALL BE IN COMPLIANCE WITH LOCAL LAW 28/89 LOW FLOW.



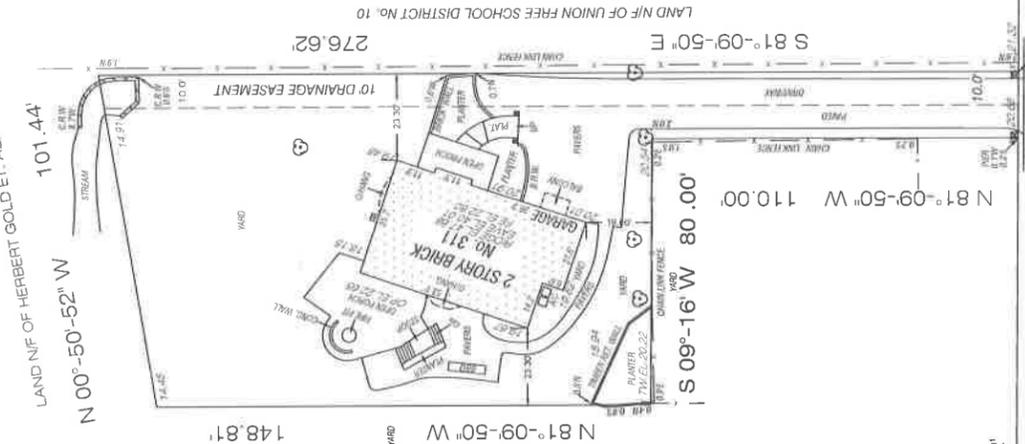
**1ST FLOOR KEY PLAN**

SCALE: NOT TO SCALE



**2ND FLOOR KEY PLAN**

SCALE: NOT TO SCALE



P/O LOT No. 14 IN BLOCK No. 236  
\*SUBDIVISION MAP OF WILLOWBROOK ESTATES, SECTION 6, SITUATED AT FREEPORT\*  
FILED NOVEMBER 28, 1955 AS MAP No. 6569

SCALE 1"=30'  
AREA = 17,970.44 sq. ft.

**LEGEND**



**SATELLITE IMAGE**

**APPLICANT:**  
BASSIRI-TEHRANI  
36 RAVINE ROAD  
GREAT NECK NY 11023  
FBTEHRANI@AHOOC.COM  
PHONE 516-476-9554

**PROJECT ADDRESS:**  
311 N BROOKSIDE AVENUE,  
FREEPORT, NY 11520  
INCORPORATED VILLAGE OF FREEPORT  
TOWN OF HEMPSTEAD  
COUNTY OF NASSAU  
STATE OF NEW YORK  
TAX MAP DISTRICT  
SECTION 36  
BLOCK 536, LOT 121

**SCOPE OF WORK:**  
FILED FOR RENOVATION & EXTENSION OF  
EXISTING ONE-FAMILY HOUSE

**DRAWING TITLE:**  
GENERAL NOTES  
LEGEND  
LIST OF DRAWINGS  
DATE OF REV.  
PART CALCULATION

**REVISIONS:**

NO.	DATE	DESCRIPTION	APPROV.
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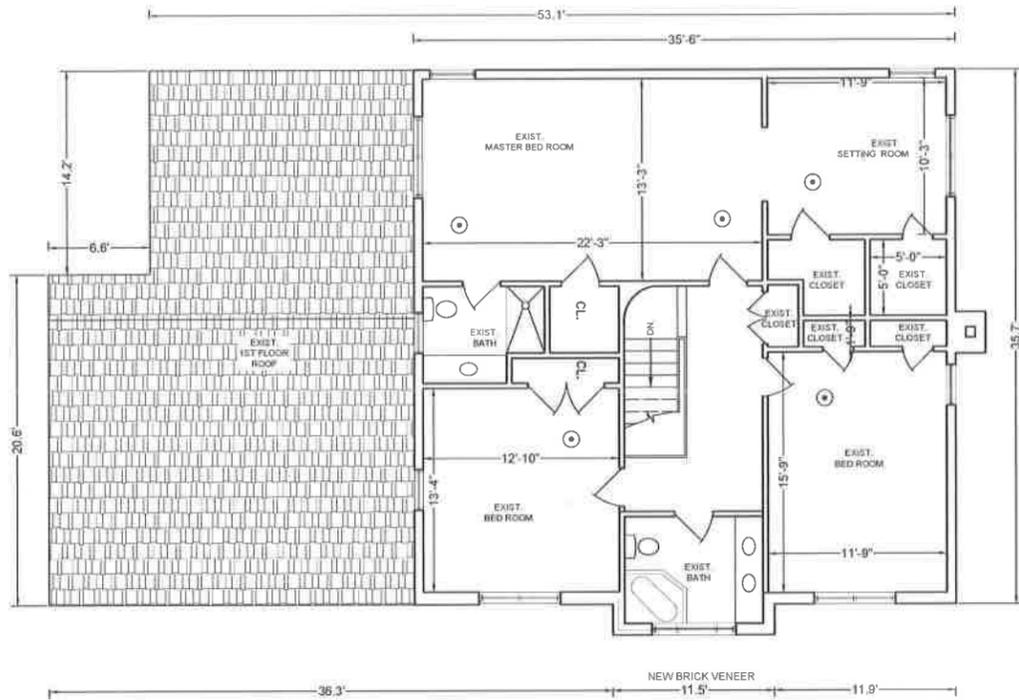
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**SCALE:** AS SHOWN

**SEAL & SIGNATURE:**

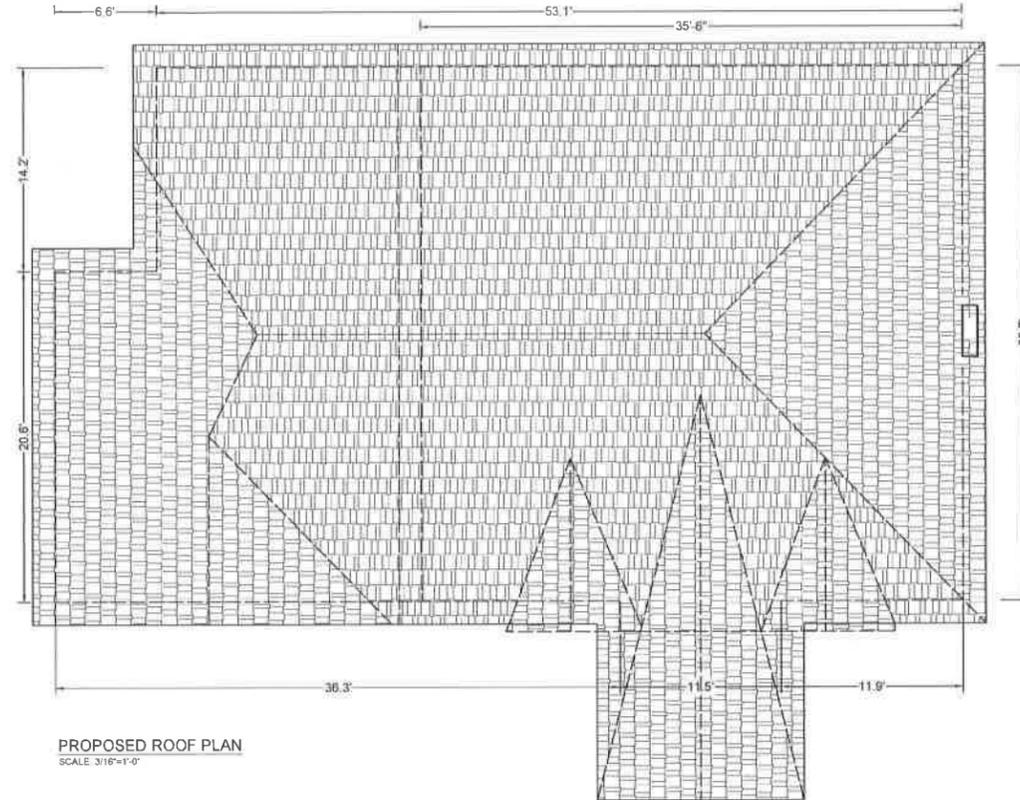
**APPLICATION # 20190855**

**PAGE #** 1 OF 6

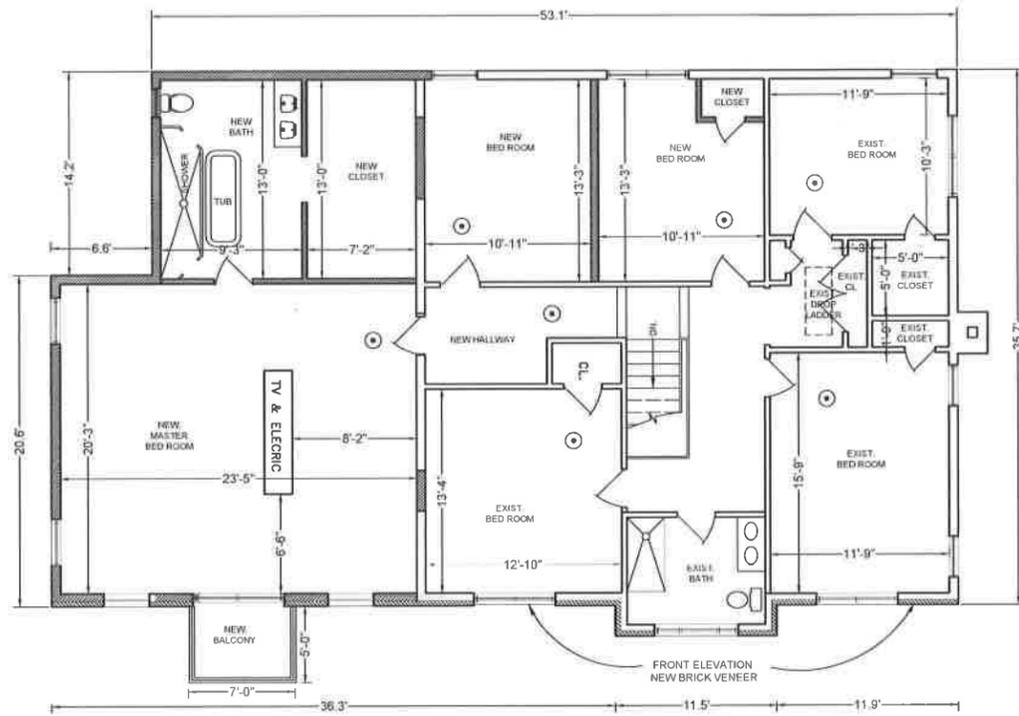




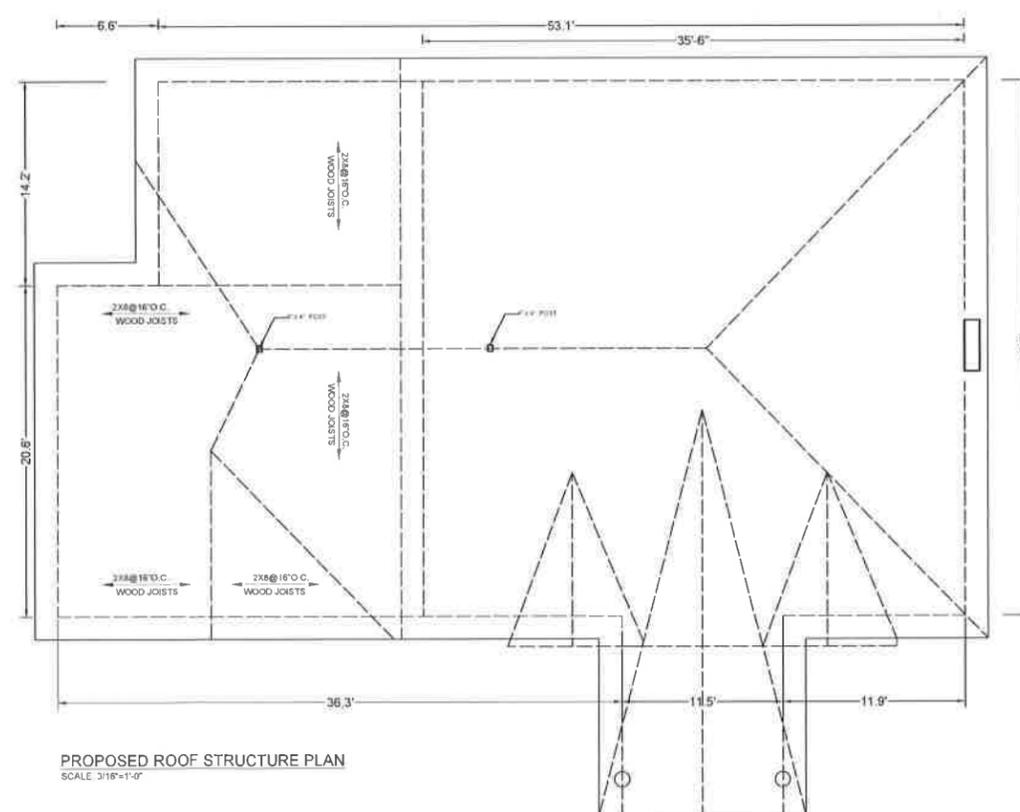
EXISTING SECOND FLOOR PLAN  
SCALE 3/16"=1'-0"



PROPOSED ROOF PLAN  
SCALE 3/16"=1'-0"



PROPOSED SECOND FLOOR PLAN  
SCALE 3/16"=1'-0"



PROPOSED ROOF STRUCTURE PLAN  
SCALE 3/16"=1'-0"

APPLICANT:  
BASSIRI-TEHRANI  
36 RAVINE ROAD  
GREAT NECK NY-11023  
FBTEHRAN@YAHOO.COM  
PHONE: 516-476-9554

PROJECT ADDRESS:  
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TOWN OF HEMPSTEAD  
COUNTY OF NASSAU  
STATE OF NEW YORK  
TAX MAP DISTRICT  
SECTION 36  
BLOCK 536, LOT 121

SCOPE OF WORK:  
FILED FOR RENOVATION & EXTENSION OF  
EXISTING ONE-FAMILY HOUSE

DRAWING TITLE:  
- FLOOR PLAN  
- ROOF ST. PLAN

REVISIONS:

NO.	DATE	DESCRIPTION	APPROV.

DRAWING No.: A-003.00 DATE: 03-26-2023 SCALE: AS SHOWN

SEAL & SIGNATURE:



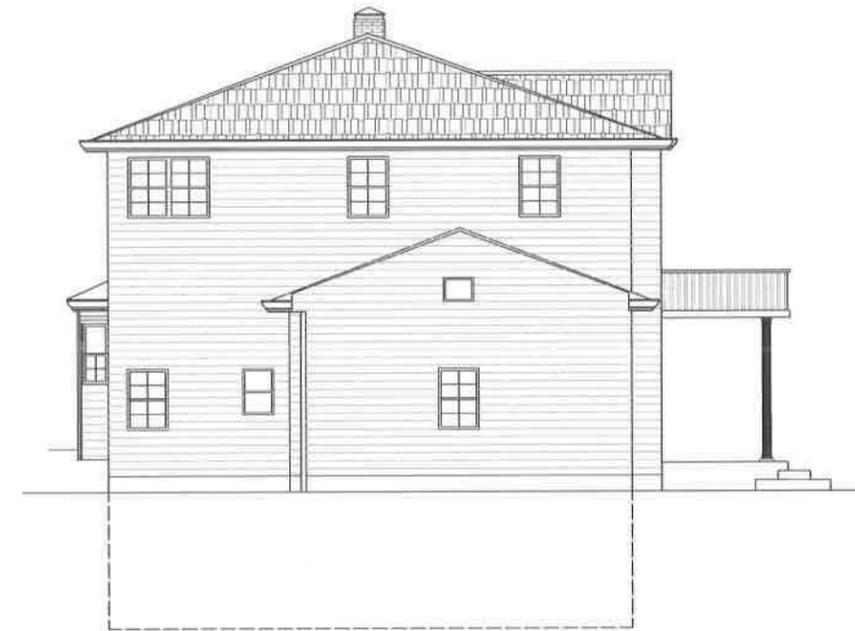
*Babak Bassiri-Tehrani*

APPLICATION # 20190855

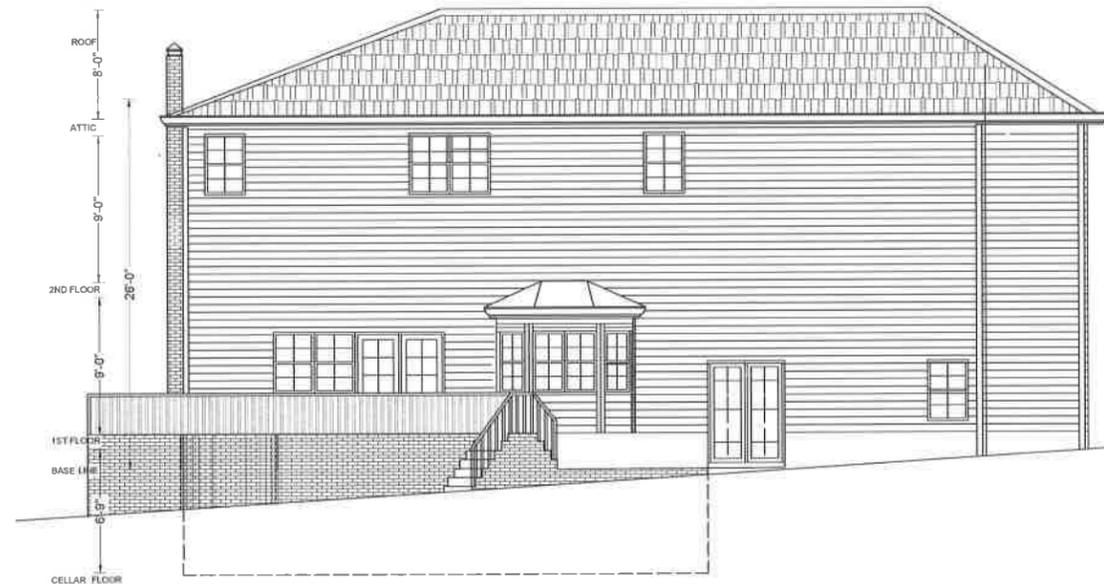
PAGE # 3 OF 6



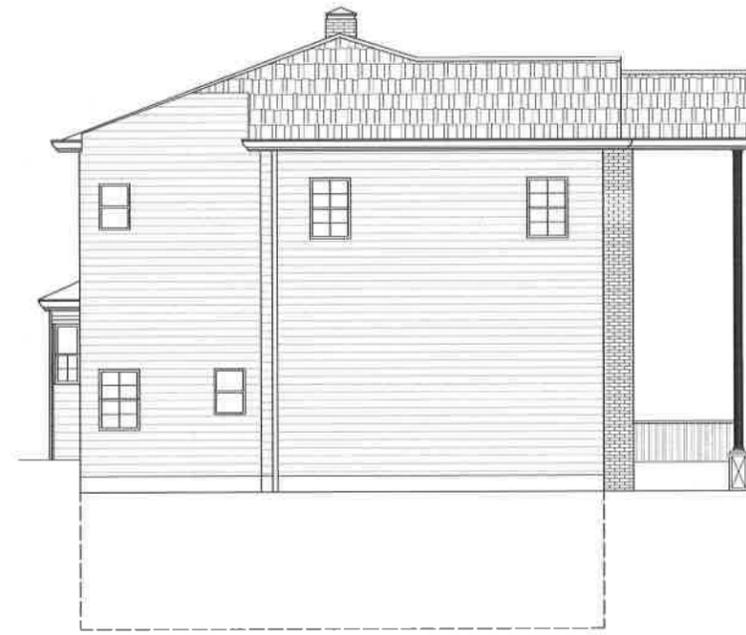
EXISTING REAR ELEVATION (SOUTH)  
SCALE: 3/16"=1'-0"



EXISTING LEFT SIDE (EAST) ELEVATION  
SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION (SOUTH)  
SCALE: 3/16"=1'-0"



PROPOSED LEFT SIDE (EAST) ELEVATION  
SCALE: 3/16"=1'-0"

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TAX MAP DISTRICT  
SECTION 36  
BLOCK 536, LOT 121

SCOPE OF WORK:  
FILED FOR RENOVATION & EXTENSION OF  
EXISTING ONE-FAMILY HOUSE

DRAWING TITLE:  
ELEVATION

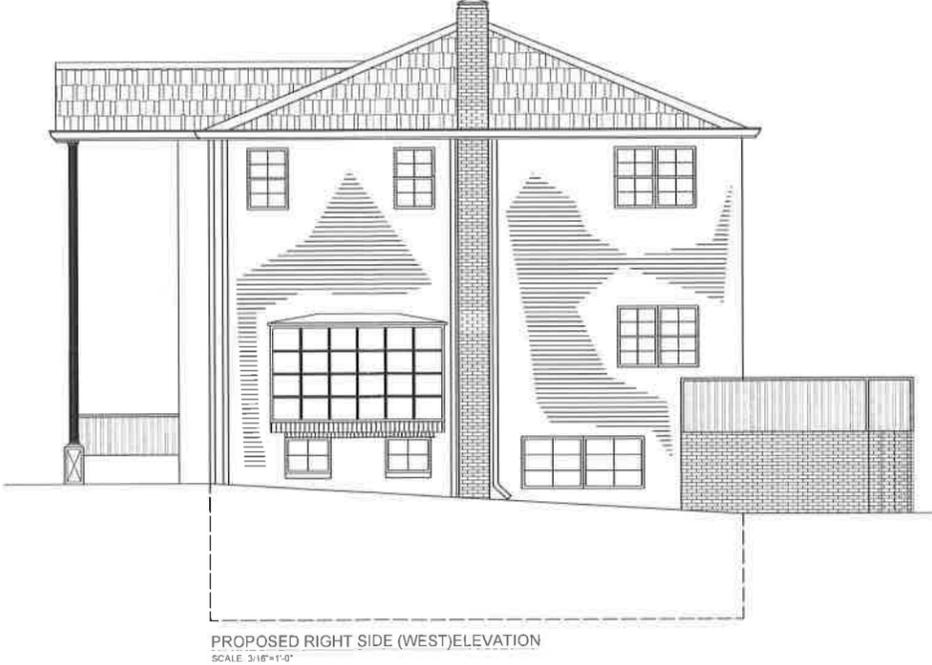
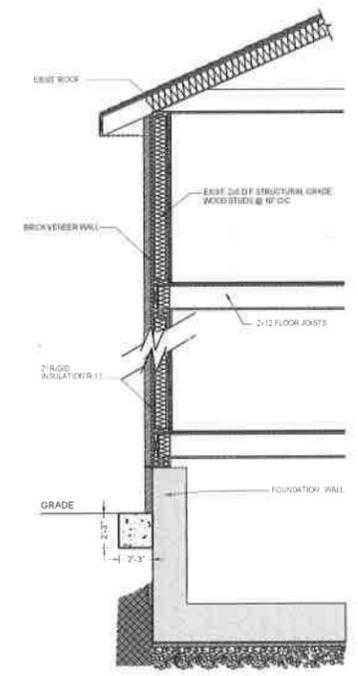
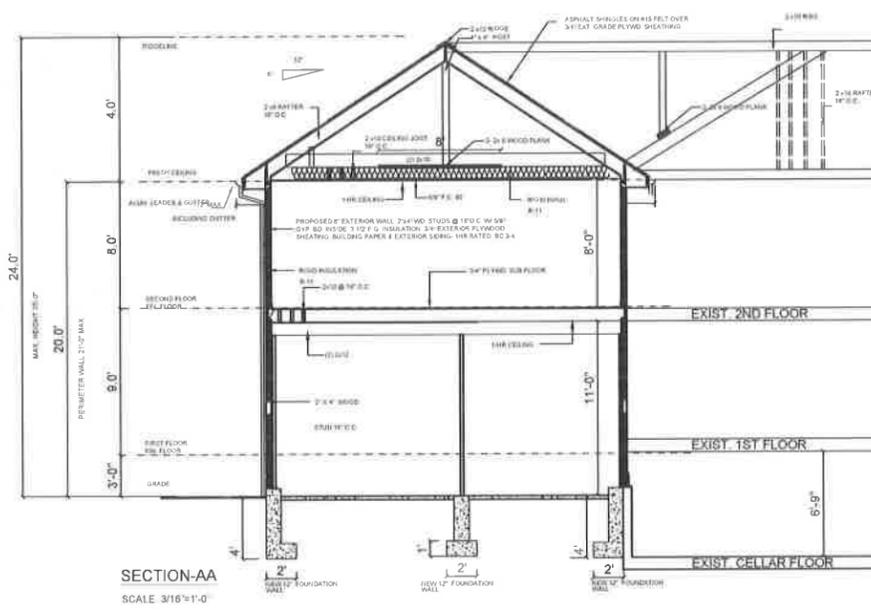
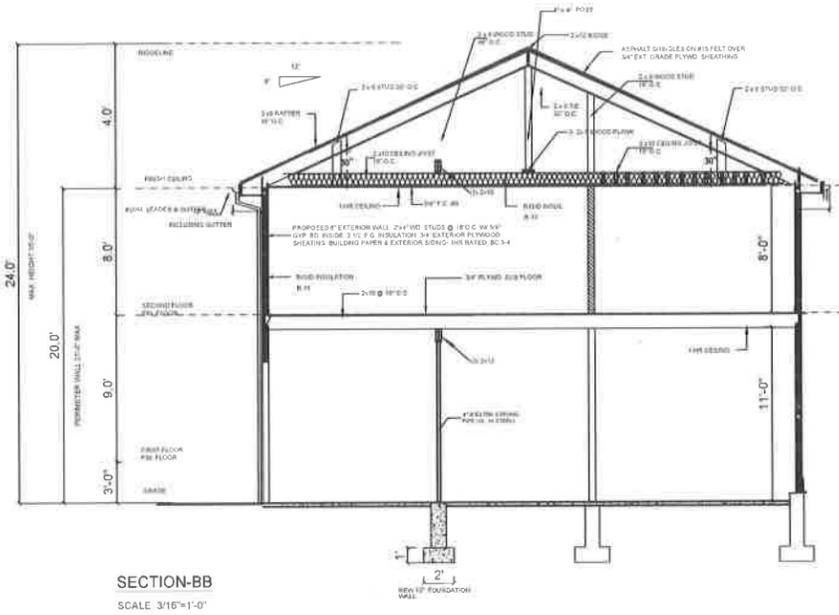
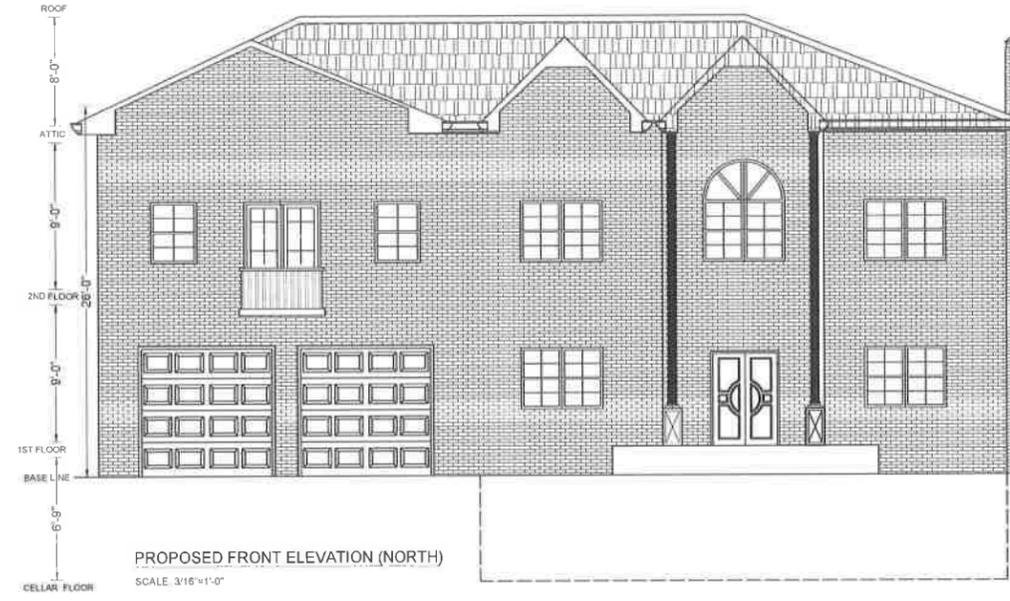
REVISIONS:

NO.	DATE	DESCRIPTION	APPROV.

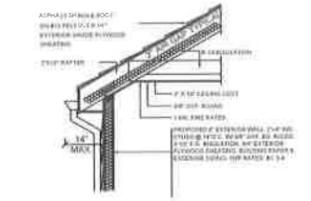
DRAWING No.: A-004.00 DATE: 03-26-2022  
SCALE: AS SHOWN

SEAL & SIGNATURE:  
  
*Ferdinand Bassiri-Tehrani*

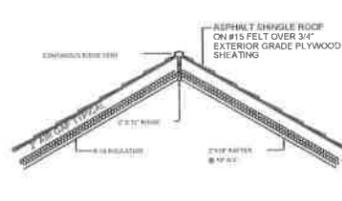
APPLICATION # 20190865



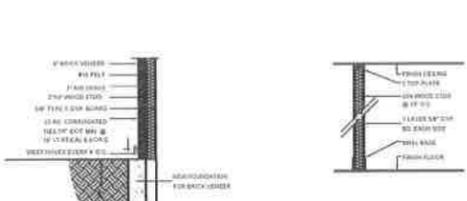
<b>APPLICANT:</b>			
BASSIRI-TEHRANI 36 RAVINE ROAD GREAT NECK NY-11023 FBTEHRANI@YAHOO.COM PHONE: 516-476-9554			
<b>PROJECT ADDRESS:</b>			
311 N BROOKSIDE AVENUE, FREEPORT, NY 11520			
INCORPORATED VILLAGE OF FREEPORT TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK TAX MAP DISTRICT SECTION 36 BLOCK 536, LOT 121			
<b>SCOPE OF WORK:</b>			
FILED FOR RENOVATION & EXTENSION OF EXISTING ONE-FAMILY HOUSE.			
<b>DRAWING TITEL:</b>			
- ELEVATION - SECTION			
<b>REVISIONS:</b>			
NO	DATE	DESCRIPTION	APPROV
DRAWING No.: DATE: 03-26-2022			
A-005.00 SCALE: AS SHOWN			
<b>SEAL &amp; SIGNATURE:</b>			
<b>APPLICATION # 20100855</b>			
PAGE #	5 OF 6		



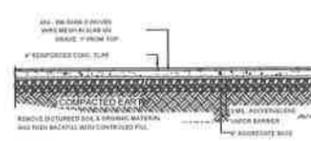
CORNICE DETAIL  
SCALE: N.T.S.



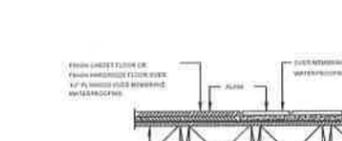
RIDGE DETAIL  
SCALE: N.T.S.



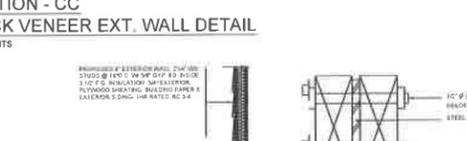
ONE HOUR FIRE RATED WALL  
SCALE: N.T.S.



CONCRETE FLOOR SLAB DETAIL  
SCALE: N.T.S.



FLOOR DETAIL  
SCALE: N.T.S.



SECTION - CC  
BRICK VENEER EXT. WALL DETAIL  
SCALE: N.T.S.



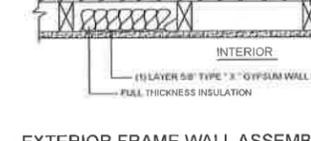
EXTERIOR WALL ASSEMBLY DETAILS  
SCALE: N.T.S.



FLOOR CONSTRUCTION TYPICAL  
(ONE & TWO FAMILY DWELLINGS)  
SCALE: N.T.S.



EXTERIOR WALL DETAIL  
SCALE: N.T.S.



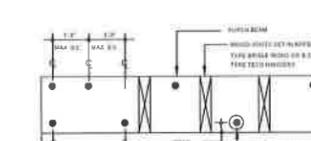
EXTERIOR FRAME WALL ASSEMBLY DETAILS  
SCALE: N.T.S.



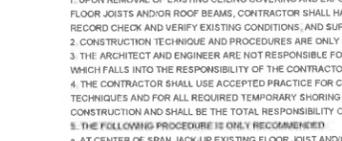
FLOOR BEAM DETAIL  
SCALE: N.T.S.



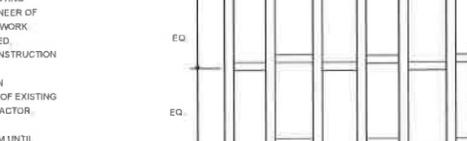
SECTION THRU VENT  
DUCT BETWEEN JOINTS  
SCALE: N.T.S.



ELEVATION OF FLITCH BEAM  
SCALE: N.T.S.



REINFORCING OF EXISTING WOOD JOISTS - NOTES  
SCALE: N.T.S.



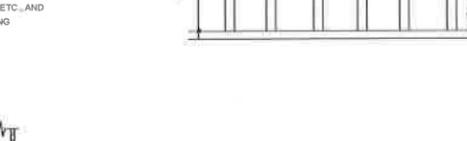
HORIZONTAL BRACING DETAIL  
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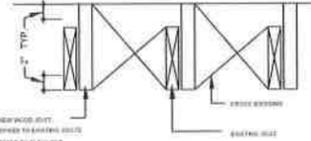
NEW JOIST TO EXISTING JOIST  
SCALE: N.T.S.



FIRESTOPPING DETAIL  
SCALE: N.T.S.



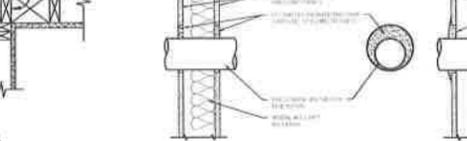
TYPICAL FOOTING DETAIL  
SCALE: N.T.S.



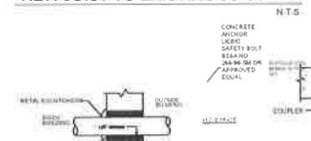
TYPICAL HANGER DETAILS  
SCALE: N.T.S.



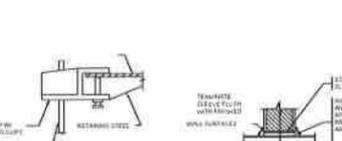
DETAIL OF PIPE PENETRATING  
THRU FIRE RATED WALL AND FLOOR  
SCALE: N.T.S.



PIPING PENETRATIONS IN WALLS  
SCALE: N.T.S.



PIPE PENETRATING  
THROUGH EXTERIOR WALL  
SCALE: N.T.S.



SECTION DD  
SCALE: N.T.S.



TYPICAL MASONRY WALL CONSTRUCTION  
SCALE: N.T.S.

**ENERGY COMPLIANCE**  
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE 2015 IECC WITH 2016 ENERGY CODE SUPPLEMENT

2015 IECC Section #	Prescriptive Code Value	Plan Value	Identified	Plan Review	Field Insp.
402.1.1, 402.1.2, 402.1.3	U-factor of fenestration products are determined in accordance with the NFRC or the default table values	U-0.55 (15 assume limit per NFRC)			
402.1.1, 402.1.2, 402.1.3	Skylight U-factor	0.30 (0.5 min w/ tradeoff 15% area)			
402.1.1, 402.1.2, 402.1.3	Skylight SHGC	0.30 (0.5 min w/ tradeoff 15% area)			
402.1.1, 402.1.2, 402.1.3	SHGC values were determined in accordance with the NFRC or the default table values	0.30 (0.5 min w/ tradeoff 15% area)			
402.1.1, 402.1.2, 402.1.3	Mass wall exterior insulation R-value	R-13 Interior R-8 Exterior			
402.1.1, 402.1.2, 402.1.3	Mass wall exterior insulation installed per manufacturer's instructions	N/A			
402.1.1, 402.1.2, 402.1.3	Fenestration is thermally isolated sunrooms have a min U-factor of 0.45. All other sunroom fenestration must meet code requirements	Not Isolated 0.35 Isolated 0.45			
402.1.1, 402.1.2, 402.1.3	Skylights in thermally isolated sunrooms have a min U-factor of 0.2. All other sunroom skylights must meet code requirements	Not Isolated 0.55 Isolated 0.7			
402.1.1, 402.1.2, 402.1.3	Additional, alterations, renovations and repair shall be completed in accordance with Table 402.4.1.1.	As-seen/As-built			
402.1.1, 402.1.2, 402.1.3	Air and Thermal Barrier installed per Manufacturer's instructions	3.3 CFM/ft <sup>2</sup>			
402.1.1, 402.1.2, 402.1.3	Fenestration is tested and labeled in accordance with ANSI/ASHRAE 90.1-2010, 2/A440 or does not exceed code limits per NFRC 400	3.3 CFM/ft <sup>2</sup>			
402.1.1, 402.1.2, 402.1.3	Unvented crawlspaces continuous vapor retarder installed over exposed earth, joints butt-jointed by 6 in. on sited, extending at least 6 in up and attached to the wall.	To finished grade +24 in vert. & 7' or horiz.			
402.1.1, 402.1.2, 402.1.3	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in below grade	N/A			
402.1.1, 402.1.2, 402.1.3, 402.3.6	Snow and ice-melting system controls installed	SHGC: 0.4			
402.1.1, 402.1.2, 402.1.3	Door U-factor	U-0.35			
402.1.1, 402.1.2, 402.1.3	Window U-factor (Area weighted average, show proof of average if any U-value is less than 0.35)	U-0.35			
402.1.1, 402.1.2, 402.1.3, 402.3.6	Window SHGC value (Area weighted average)	SHGC: 0.4			

2015 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Identified	Plan Review	Field Insp.
402.1.1, 402.1.2, 402.1.3	All insulated insulation labeled or installed R-values provided	Wood R-15 Steel R-15.5				
402.1.1, 402.1.2, 402.1.3	Floor insulation installed per manufacturer's instructions, and substantial contact with underside of floor.	Wood R-20 Steel R-21.5				
402.1.1, 402.1.2, 402.1.3	Wall insulation R-value. If a mass wall with 1/2\"/>					

2015 IECC Section #	Final Inspections	Prescriptive Code Value	Plan Value	Identified	Plan Review	Field Insp.
402.1.1, 402.1.2, 402.1.3	Ceiling insulation R-value	Wood R-13 Steel R-15				
402.1.1, 402.1.2, 402.1.3	Ceiling insulation installed per manufacturer's instructions. Blown in cavity foam	Wood R-13 Steel R-15				
402.1.1, 402.1.2, 402.1.3	Air and Thermal Barrier installed per Manufacturer's instructions	3.3 CFM/ft <sup>2</sup>				
402.1.1, 402.1.2, 402.1.3	Fenestration is tested and labeled in accordance with ANSI/ASHRAE 90.1-2010, 2/A440 or does not exceed code limits per NFRC 400	3.3 CFM/ft <sup>2</sup>				
402.1.1, 402.1.2, 402.1.3	Unvented crawlspaces continuous vapor retarder installed over exposed earth, joints butt-jointed by 6 in. on sited, extending at least 6 in up and attached to the wall.	To finished grade +24 in vert. & 7' or horiz.				
402.1.1, 402.1.2, 402.1.3	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in below grade	N/A				
402.1.1, 402.1.2, 402.1.3	Snow and ice-melting system controls installed	SHGC: 0.4				
402.1.1, 402.1.2, 402.1.3	Door U-factor	U-0.35				
402.1.1, 402.1.2, 402.1.3	Window U-factor (Area weighted average, show proof of average if any U-value is less than 0.35)	U-0.35				
402.1.1, 402.1.2, 402.1.3, 402.3.6	Window SHGC value (Area weighted average)	SHGC: 0.4				

**PARTITION WALL TYPES**

SYMBOL/WALL TYPE	DESCRIPTION
	<b>RATED WALL</b> FURRED OUT DRYWALL W/SOUND ATTENUATING BATTS 3" METAL STUDS AT 16" O.C. (MAX) WITH ONE LAYER OF 1/2" GYPSUM BOARD ON THE BOTH SIDE AND 2" THICK THERMO FIBER SOUND ATTENUATION BLANKETS BETWEEN STUDS. ALL FROM FLOOR SLAB TO UNDERNEATH OF SLAB ABOVE. TAPED AND SPACKLED WITH USING FIRE-STOPPING SEALANT AT CEILING AND FLOOR JOINT.
	<b>NON RATED WALL</b> GENERAL DRYWALL PARTITION W/ SOUND ATTENUATING BATTS 3" METAL STUDS AT 16" O.C. (MAX) FROM FLOOR SLAB TO SLAB ABOVE WITH ONE LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE, SOUND ATTENUATING BATTS BETWEEN STUDS, FROM FLOOR SLAB TO 6" ABOVE HUNG CEILING, TAPED AND SPACKLED
	<b>RATED WALL</b> GENERAL DRYWALL PARTITION W/ SOUND ATTENUATING BATTS 3" METAL STUDS AT 16" O.C. (MAX) FROM FLOOR SLAB TO SLAB ABOVE WITH TWO LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE, SOUND ATTENUATING BATTS BETWEEN STUDS, FROM FLOOR SLAB TO 6" ABOVE HUNG CEILING, TAPED AND SPACKLED

**APPLICANT:**  
BASSIRI-TEHRANI  
36 RAVINE ROAD  
GREAT NECK NY-11023  
FBTEHRANI@YAHOO.COM  
PHONE: 516-476-9554

**PROJECT ADDRESS:**  
311 N BROOKSIDE AVENUE,  
FREEPORT, NY 11520

**INCORPORATED VILLAGE OF FREEPORT**  
TOWN OF HEMPSTEAD  
COUNTY OF NASSAU  
STATE OF NEW YORK  
TAX MAP DISTRICT  
SECTION 06  
BLOCK 536, LOT 121

**SCOPE OF WORK:**  
FILED FOR RENOVATION & EXTENSION OF  
EXISTING ONE-FAMILY HOUSE

**DRAWING TITLE:**  
-DETAILS  
-ENERGY

**REVISIONS:**

NO.	DATE	DESCRIPTION	APPROV.

**DRAWING No.:** A-006.00  
**DATE:** 03.26.2022  
**SCALE:** AS SHOWN

**SEAL & SIGNATURE:**

**APPLICATION #** 20190855

**PAGE #** 6 OF 6

Application Date: 12/23/24  
Fees Paid: \$225.00

SP# 3797

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

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

PROPERTY ADDRESS: 435 Pennsylvania Ave ZONING DISTRICT Residence AA  
SECTION 36 BLOCK 323 LOT 9 LOT SIZE: 155x125

<input type="checkbox"/> TENANT <b>APPLICANT</b>	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>Sam Calhoun</u>		Name: <u>Sam Calhoun</u>
Address: <u>435 Pennsylvania Ave</u> <u>Freeport NY 11520</u>		Address: <u>435 Pennsylvania Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>718-813-5253</u>		Telephone #: <u>718-813-5253</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construction of a 28'x16'  
Gazebo in rear yard

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

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

Sam Calhoun  
APPLICANT'S SIGNATURE  
Sworn to before me this 23rd  
day of SEPT, 2024  
[Signature]  
Notary Public

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

9/23/24  
DATE



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

Sam Calhoun  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 23rd  
day of SEPT, 2024  
[Signature]  
Notary Public

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

9/23/24  
DATE

**FOR VILLAGE USE ONLY**

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

RECEIVED

2024 DEC 24 A 11:15

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

August 22, 2024

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 Ms.

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

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

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

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

Very truly yours,

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

ZBA Approval Needed: YES

RECEIVED

2024 DEC 24 A 11:15

PLANNING 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. 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.

RECEIVED

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617.20

Appendix B

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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.

<b>Part 1 - Project and Sponsor Information</b>		<b>435 Pennsylvania Ave</b>		
Name of Action or Project:		<b>Gazebo Installation</b>		
Project Location (describe, and attach a location map):		<b>435 Pennsylvania Ave</b>		
Brief Description of Proposed Action: <b>Installation of proposed 16'X28' Gazebo</b>				
Name of Applicant or Sponsor:		Telephone: 718-813-5253		
<b>Sam Calhoun</b>		E-Mail: scalhounjr@gmail.com		
Address: <b>435 Pennsylvania Ave</b>				
City/PO: <b>Freeport</b>		State: <b>NY</b>	Zip Code: <b>11520</b>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.01</u> acres		
b. Total acreage to be physically disturbed?		<u>0.01</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.44</u> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		2024 DEC 24 A 11:15 SEP 4 - 2024 CLERK'S OFFICE STATE OF NEW YORK	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			NO <input checked="" type="checkbox"/>	YES <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			NO <input type="checkbox"/>	YES <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: _____			NO <input checked="" type="checkbox"/>	YES <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: _____			NO <input checked="" type="checkbox"/>	YES <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?			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban					
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?			NO <input checked="" type="checkbox"/>	YES <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: _____			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Sam Calhoun</u> Date: <u>8/29/24</u></p> <p>Signature: <u><i>Sam Calhoun</i></u></p>		

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

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

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

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

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

INCORPORATED VILLAGE OF FREEPORT  
ZONING BOARD OF APPEALS DECISION

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DATE: December 12, 2024

PLANNING OFFICE  
VILLAGE OF FREEPORT, NY

APPROVAL

Building Department Permit Application #20243925

Chairman, regarding Application #2024-19 for the premises located at 435 Pennsylvania Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-35C3 seeking approval for a proposed gazebo, 16 feet by 28 feet.

I, Ben Jackson move that this Board make the following findings of fact:

A public hearing was held on November 21, 2024 wherein applicant Samuel Calhoun spoke on behalf of his application. He explained that he is relatively new to the neighborhood and wanted to build a gazebo in his backyard for shade purposes. He and his wife have acquired the job of babysitter for grandchildren. They need shade for them. They need shade so that outdoor furniture does not get completely faded by the sun in a single season. They need shade for medical-related issues, necessitating avoidance of the sun. He has a large lot, and the gazebo will fit nicely on the property. He provided 3 notarized letters of support from his neighbors. The proposed gazebo is 6 feet away from the lot line. The next door neighbor who would be most impacted by this gazebo has no objection to the gazebo.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty may be considered self-created, but this factor is not dispositive.

2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

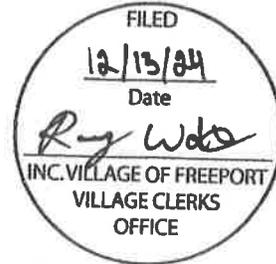
I further move that this application be granted subject to the following conditions:

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

**Second by: Charles Hawkins**

**The Clerk polled the Board:**

Deputy Carey	Excused
Member Mineo	Excused
Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Scopelitis	Absent
Chairperson Rhoden	In Favor



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VILLAGE CLERKS OFFICE

# 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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>435 Pennsylvania Ave</u>	(No.)	(Street)	ZONING DISTRICT <u>Residence AA</u>
	BETWEEN <u>Green Ave</u>		AND <u>Price Ave</u>	
	SECTION <u>36</u>	(Cross Street)	BLOCK <u>32301</u>	LOT <u>4</u>

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-state none _____)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
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<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$ 10,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></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 Freeport NY 11520</u>	<u>718-313-5253</u>
2. Contractor			
3. Architect or Engineer	<u>Antonio Seminare Technico Services LLC</u>	<u>60 W 3rd St Freeport NY 11520</u>	<u>516-902 8169</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p style="text-align: center;">Contractor or Owner _____ (Print)</p> <p style="text-align: center;">Address _____</p> <p style="text-align: center;">Phone _____</p> <p><b>MESHESNA C LITTLE</b> NOTARY PUBLIC-STATE OF NEW YORK No. 01118066950 Qualified in Nassau County State of New York My Commission Expires 11-26-20<u>25</u> County of Nassau</p> <p><u>he</u> being duly sworn, says that _____ 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>his</u> knowledge and belief and agrees to conform to all applicable laws of this (His or Her)</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Flr Square Feet <u>448</u></p> <p>Upper Flrs Square Feet _____</p>
--	---



North Elevation View



East Elevation View

Front

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South Elevation View



West Elevation View

rear



**Proposed Work Area –  
West View**



**Proposed Work Area –  
South East View**



**Proposed Work Area –  
South View**



**Proposed Work Area –  
Street View**



Neighbor's house to  
South



Neighbor's house to  
North

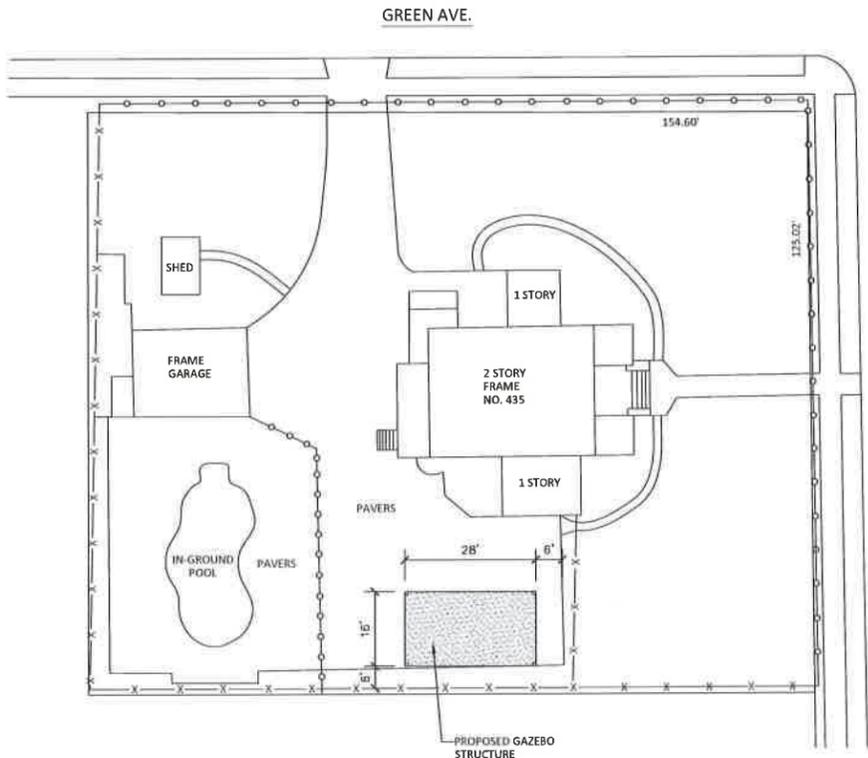


Parcel Directly  
Across the Street



Parcel Across the  
Street to the North

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STATE OF PENNSYLVANIA



**N** 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 OMISSIONS 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 MANUFACTURERS 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. PROPRIETARY 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, AN/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 CLEANING UP THEIR WORK. RUBBISH REMOVAL SHALL BE DONE IN A DUST INHIBITIVE FASHION AND THE JOB SITE SHALL BE FREE OF ALL DEBRIS AND BECOME CLEANED UPON COMPLETION.
14. ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTINUOUS SURFACES OR NEW FINISHES SHOW.
15. CLEAN ALL FLOORS, WALLS, DOOR, MISC. METALS, GLASS, ETC., LEAVING JOB FREE OF DUST AND DEBRIS, PRIOR TO PROJECT COMPLETION.
16. 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 CONTINUOUS SURFACES.
17. FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM E 84) OF CLASS "I" (RADIANT PANEL TEST) REQUIREMENTS.
18. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN FULL CONFORMANCE WITH THE BUILDING CODES OF NY STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
19. PLUMBING WORK SHALL BE INSTALLED BY A PLUMBER LICENSES WITH THE TOWN OF HEMPSTEAD IN ACCORDANCE WITH NY STATE AND NATIONAL PLUMBING CODES.
20. ANY ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSES 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.
22. 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 DAILY OPERATION WITH MINIMAL INTERRUPTION.
23. SOIL PRESSURE ASSUMED AT 7 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 DEPTHS 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, NECESSES ETC. AS REQUIRED BY OTHER TRADES.
  5. ALL FOUNDATIONS SHALL BEAR ON SOLID WITH A MINIMUM SAFE BEARING CAPACITY OF 2 TONS/S.F. GC SHALL VERIFY IN FIELD.
  6. CONCRETE HAUNCHES, SLABS AND PIERS 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 6"x6"/10X10 GALVANIZED WIRE MESH UNLESS OTHERWISE NOTED ON DRAWINGS. FLOORS TO BE LEVEL UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE 1" PREMOLDED EXPANSION JOINTING AT FLOOR SLAB AND FOUNDATION WALL. ALL SLABS TO HAVE TROWEL FINISH.
  9. THE CONTRACTOR SHALL BACKFILL WITH CLEAN EARTH. CARE SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVE-INS. BACKFILL TO BE FREE OF WOOD, TRASH, ETC.
  10. ALL WORK TO CONFORM TO ACI BUILDING CODE, LOCAL AND STATE CODE.
- FRAMING NOTES:
1. ALL WOOD FRAMING TO BE DOUGLAS FIR LARCH CONSTRUCTION GRADE OR BETTER WITH F<sub>b</sub>=1000 PSI SINGULAR MEMBERS AND E=1.5X10<sup>10</sup> 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 NOTES 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 R1003.12
  5. ANY HEADERS, BEAMS OR GIRDERS, EXCEEDING 8'-0" 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 SIXTH 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# MIN WATERPROOF BUILDING PAPER (OR EQUAL).
  9. CONTRACTOR TO PROVIDE ALL HURRICANE STRAPPING AS REQUIRED TO MEET STAT 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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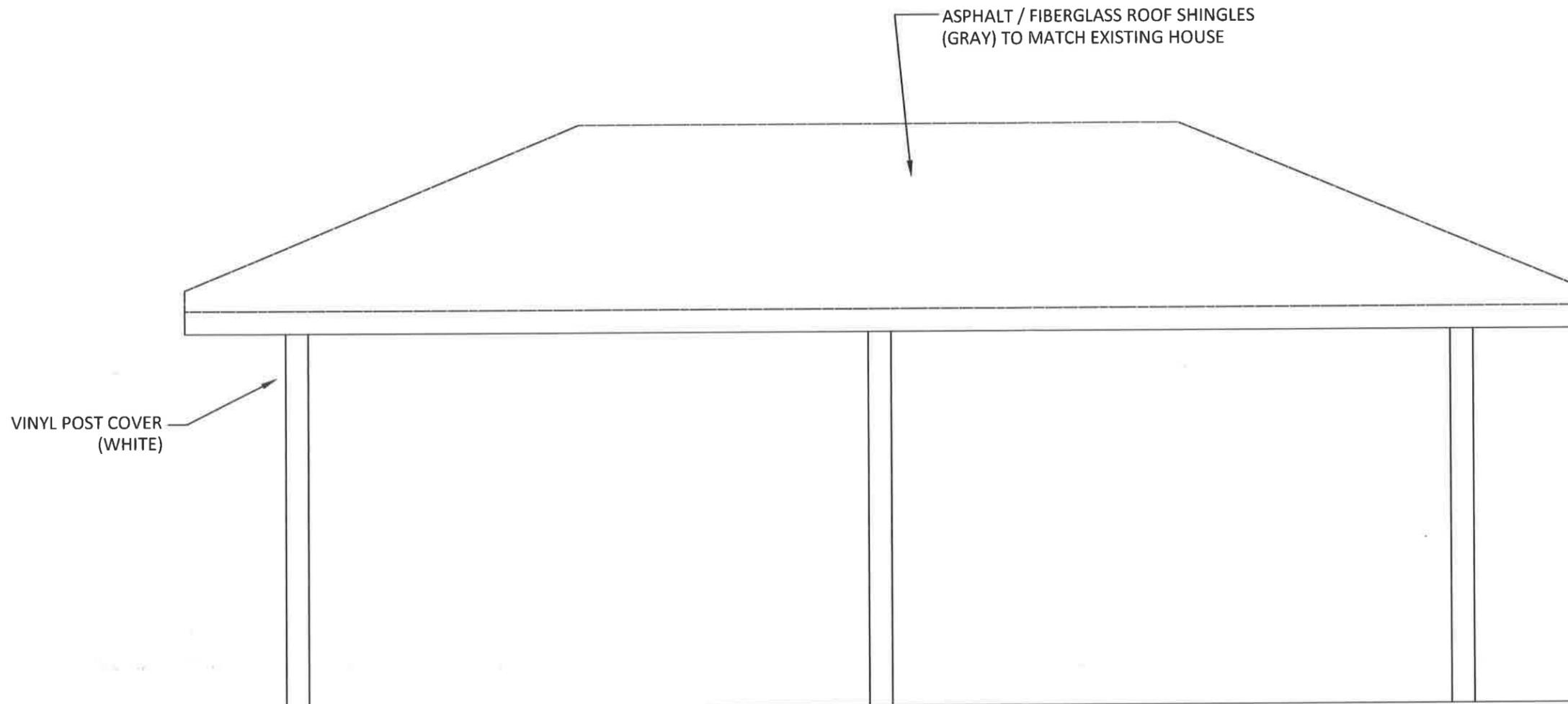


<b>TECNICO SERVICES LLC</b> ANTONIO SEMINATORO, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169	
PROJECT	DATE
435 PENNSYLVANIA AVE. FREEPORT, NY	8/18/24
TITLE	DRAWING
SITE PLAN & NOTES	<b>G-1</b>

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**NORTH ELEVATION**

SCALE:  $\frac{3}{8}$ " = 1'-0"



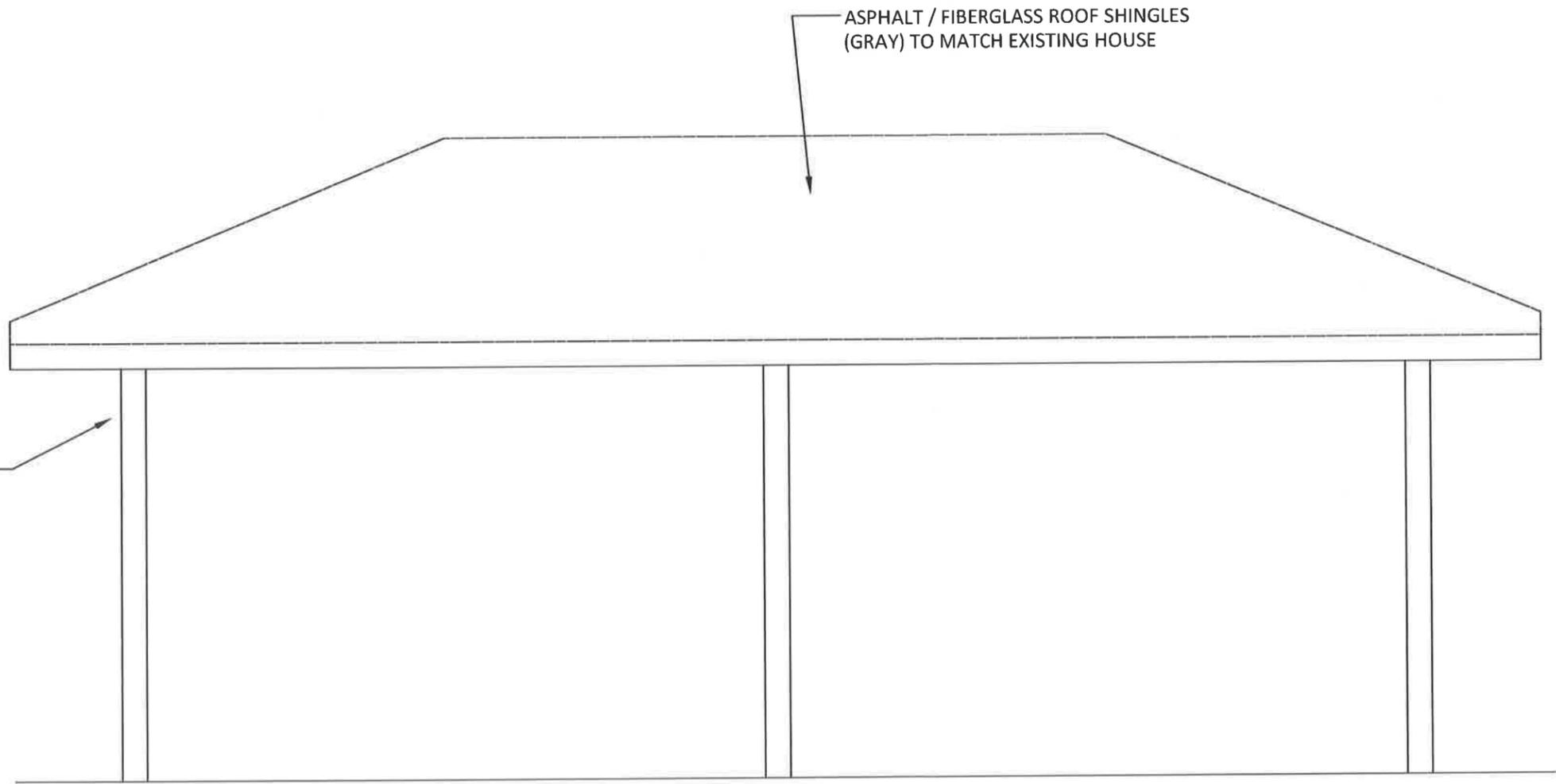
**TECNICO SERVICES LLC**  
ANTONIO SEMINATORE, P.E.  
EMAIL: TECNICOSERVICESNY@GMAIL.COM  
PHONE: 516-902-8169

PROJECT	DATE
435 PENNSYLVANIA AVE FREEPORT, NY	9/25/24
TITLE	DRAWING
ELEVATIONS	<b>A-1</b>

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ASPHALT / FIBERGLASS ROOF SHINGLES  
(GRAY) TO MATCH EXISTING HOUSE

VINYL POST COVER  
(WHITE)



**SOUTH ELEVATION**

SCALE: 3/8" = 1'-0"



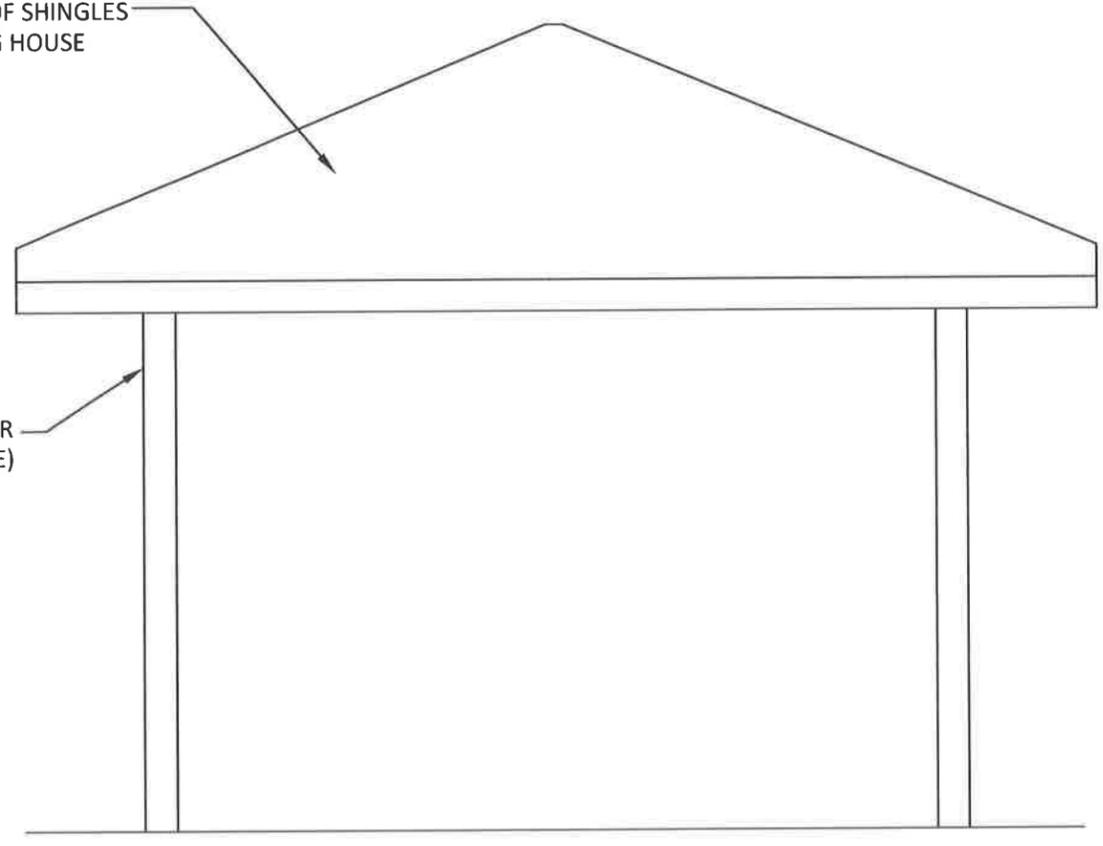
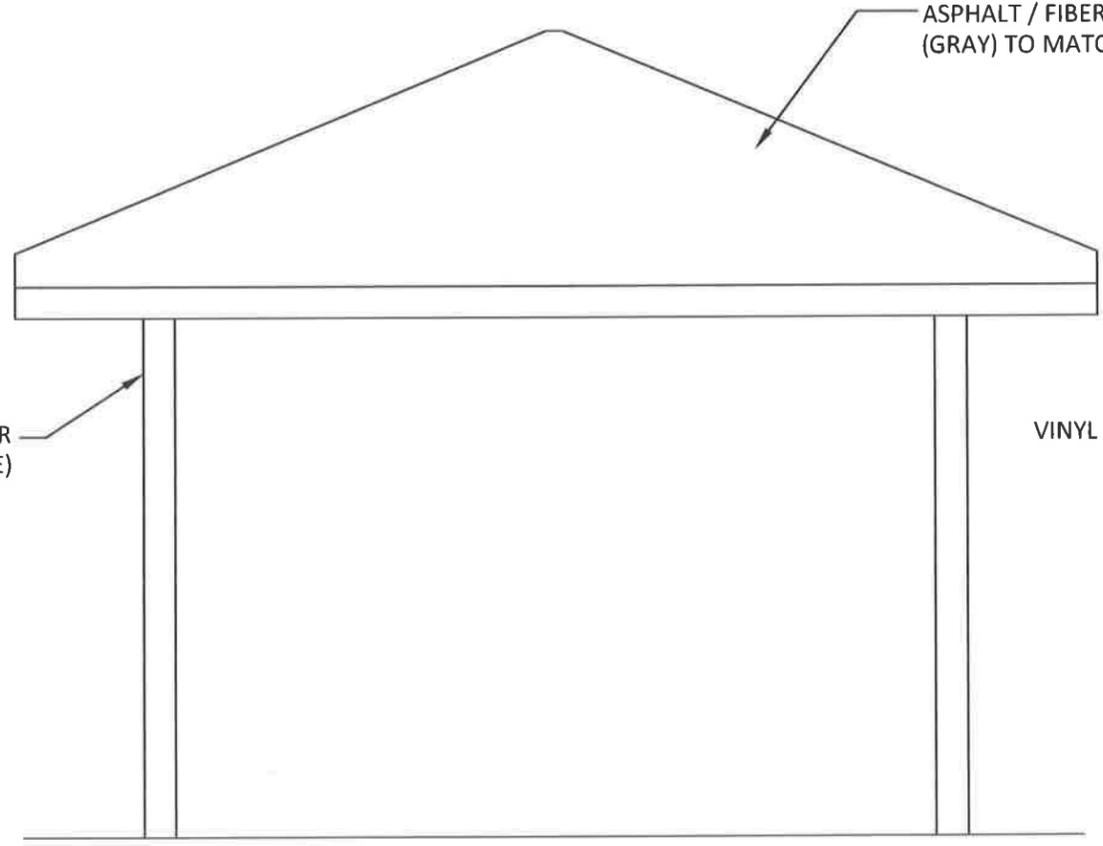
TECNICO SERVICES LLC ANTONIO SEMINTORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169	
<b>PROJECT</b>	<b>DATE</b>
435 PENNSYLVANIA AVE FREEPORT, NY	9/25/24
<b>TITLE</b>	<b>DRAWING</b>
ELEVATIONS	A-2

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 2024 DEC 24 A 11:17  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

ASPHALT / FIBERGLASS ROOF SHINGLES  
 (GRAY) TO MATCH EXISTING HOUSE

VINYL POST COVER  
 (WHITE)

VINYL POST COVER  
 (WHITE)



**EAST ELEVATION**

SCALE:  $\frac{3}{8}$ " = 1'-0"

**WEST ELEVATION**

SCALE:  $\frac{3}{8}$ " = 1'-0"



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

PROJECT	DATE
435 PENNSYLVANIA AVE FREEPORT, NY	9/25/24
TITLE	DRAWING
ELEVATIONS	<b>A-3</b>

Application Date: 1/17/25  
Fees Paid: \$225

SP# 3799

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 52 Hillside Ave, Freeport NY ZONING DISTRICT Res. A.  
SECTION 55 BLOCK 242 LOT 1 LOT SIZE: 50x150 = 7,500 SF.

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Edwin Marmol Nunez</u>	Name: <u>Edwin Marmol Nunez</u>
Address: <u>56 Hillside Ave, Freeport NY 11520</u>	Address: <u>56 Hillside Ave, Freeport NY 11520</u>
Mail: <u>125 Cortland St. Copiague NY 11726</u>	
Telephone #: <u>516 581 5658 - 631 575 6254</u> <u>917 251 7614.</u>	Telephone #: <u>516 581 5658 - 631 575 6254</u> <u>917 251 7614.</u>

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

Present Land Use: Residential Proposed Land Use: Residential.

Description of Proposed Work: Maintain (No Curb Modification) Existing concrete paver Driveway. 1,080 SF Repaired + 1,100 Added = Total Driveway 2,180 SF. APPROX.  
Maintain Cellar Entrance - Concrete Patio.

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

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

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

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

Edwin Marmol Nunez  
APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 12-30-24.

Sworn to before me this 30  
day of 12, 2024

Leandro Firpo  
Notary Public



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

Edwin Marmol Nunez  
PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 12-30-24

Sworn to before me this 30  
day of 12, 2024

Leandro Firpo  
Notary Public



FOR VILLAGE USE ONLY

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



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VILLAGE CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS .

**SITE PLAN LETTER**  
November 15, 2024

Edwin Marmol Nunez  
52 Hillside Ave  
Freeport, NY 11520

**RE: 52 Hillside Ave, Freeport, NY 11520**  
**Zoning District – Residence A Sec. 55 Blk. 242, Lot 7**  
**Building Permit Application #20243962**

**Description: Maintain concrete paver driveway 2,180 SF, 566SF concrete patio and cellar entrance.**

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez  
cc: Village Clerk  
ZBA Approval Needed: NO

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VILLAGE OF FREEPORT  
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. 20243962

**Location:** 52 Hillside Ave, Freeport NY 11520

**Applicant:** Edwin Marmol Nunez

**Description:** Maintain concrete paver driveway 2,180 SF, 566SF concrete patio and cellar entrance.

**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: November 15, 2023

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

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617.20  
Appendix B

2025 JAN -7 A 1000H - 2 2024

Short Environmental Assessment Form

PLANNING BOARD  
VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>Maintain Existing Concrete Paver Driveway . 1080 SF repaired + 1100 Added. total Driveway 2180 SF Approx.</u>			
Project Location (describe, and attach a location map): <u>52 Hillside Ave Freeport NY 11520 (Between Rutland Rd and Frederic Ave)</u>			
Brief Description of Proposed Action: <u>Maintain Cellar Entrance Existing Concrete Paver Driveway. 1080 SF Repaired + 1,100 S.F Added. total Drive 2,100 S.F Approx. No curb Modification.</u>			
Name of Applicant or Sponsor: <u>Edwin Marmol Alunez</u>		Telephone: <u>516 501 5658.</u>	
		E-Mail: <u>hopedrafting52@aol.com</u>	
Address: <u>56 Hillside Ave, Freeport</u>			
City/PO: <u>Freeport NY.</u>		State: <u>NY</u>	Zip Code: <u>11520</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <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 type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.17</u> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations? <span style="float: right;">2025 JAN -7 A 10:44</span></p> <p>b. Consistent with the adopted comprehensive plan? <span style="float: right;">OCT - 8 2024</span></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Are public transportation service(s) available at or near the site of the proposed action? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply? <input type="checkbox"/> NO <input type="checkbox"/> YES [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities? <input type="checkbox"/> NO <input type="checkbox"/> YES [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Is the proposed action located in an archeological sensitive area? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline    <input type="checkbox"/> Forest    <input type="checkbox"/> Agricultural/grasslands    <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland    <input checked="" type="checkbox"/> Urban    <input type="checkbox"/> Suburban</p>			
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: <u>09-30-2024</u>	
Signature: <u>Edwin Marmol Nunez</u>		

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

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

OCT - 2 2024	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 WILLIAM P. FULLERTON, NY

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20240962  
 Filing Date 9-30-2024

OCT 02 2024

*Maintain*

## 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>52 Hillside Ave</u> <u>Freeport NY 11520</u> ZONING DISTRICT <u>Residence A.</u>
	BETWEEN <u>Rutland Rd</u> AND <u>Frederick Ave.</u>
	SECTION <u>55</u> BLOCK <u>242</u> LOT <u>7</u> APPROX. LOT SIZE <u>50</u> x <u>150</u> LOT AREA <u>7,500 SF</u>

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

<b>A. TYPE OF IMPROVEMENT</b> 1   New building 2   <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-state none <u>None</u> ) 3   Swimming Pool 4   Repair (replacement) 5   Bulkhead (New, Repair) 6   Fence 7   Moving (relocation)	<b>B. PROPOSED OR EXISTING USE</b>  <table border="0"> <tr> <td><b>RESIDENTIAL</b></td> <td><b>NON RESIDENTIAL - Complete Part "E"</b></td> </tr> <tr> <td>11   <input checked="" type="checkbox"/> One Family</td> <td>17   Industrial</td> </tr> <tr> <td>12   Two families</td> <td>18   Office, bank, professional</td> </tr> <tr> <td>13   Apartment - Enter No. of Units _____</td> <td>19   Stores, mercantile</td> </tr> <tr> <td>14   Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20   Church, other religious</td> </tr> <tr> <td>15   Garage or Accessory Structure</td> <td>21   Hospital, Institutional</td> </tr> <tr> <td>16   Other - Specify _____</td> <td>22   Other - Specify _____</td> </tr> </table>	<b>RESIDENTIAL</b>	<b>NON RESIDENTIAL - Complete Part "E"</b>	11   <input checked="" type="checkbox"/> One Family	17   Industrial	12   Two families	18   Office, bank, professional	13   Apartment - Enter No. of Units _____	19   Stores, mercantile	14   Transient hotel, motel, or dormitory - Enter No. of Units _____	20   Church, other religious	15   Garage or Accessory Structure	21   Hospital, Institutional	16   Other - Specify _____	22   Other - Specify _____
<b>RESIDENTIAL</b>	<b>NON RESIDENTIAL - Complete Part "E"</b>														
11   <input checked="" type="checkbox"/> One Family	17   Industrial														
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13   Apartment - Enter No. of Units _____	19   Stores, mercantile														
14   Transient hotel, motel, or dormitory - Enter No. of Units _____	20   Church, other religious														
15   Garage or Accessory Structure	21   Hospital, Institutional														
16   Other - Specify _____	22   Other - Specify _____														

<b>C. COST</b>  10 TOTAL COST OF IMPROVEMENT \$ <u>15,000</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>Maintain. (No curb Modification).</u> <u>Existing concrete paver Driveway.</u> <u>1,080 S.F. Repaired. + 1,100 Added.</u> <u>Total Driveway 2,180 S.F. Approx.</u>
---	--

### III. IDENTIFICATION - To be completed by all applicants → Maintain Cellar Entrance.

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Edwin Marmol Nunez</u>	<u>56 Hillside Ave, Freeport NY 11520</u>	<u>516 581 5658</u>
2. Contractor	<u>KPA Construction Corp. Radame de Jesus</u>	<u>121 Frederick Avenue, Bellmore NY 11710</u>	<u>516 866 6352</u>
3. Architect or Engineer	<u>GM Architectural Studio PC Hope Drafting and Exp. Svc</u>	<u>71 Bluebird Ln Plainview NY 11803.</u> <u>125 Cortland Street Copiague NY 11726</u>	<u>516 529 0656</u> <u>917 251 7614</u> <u>631 525 2254</u>

### IV. OWNER - CONTRACTOR STATEMENT

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

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

LEANDRO FIRPO Notary Public - State of New York NO. 01F16189540 Qualified in Suffolk County My Commission Expires <u>6/30/2028</u>	Contractor or Owner <u>KPA Construction Corp.</u> Address <u>121 Frederick Ave, Bellmore NY 11710</u> Phone <u>516 581 5658</u>
--	---

State of New York

County of Nassau

Edwin Marmol Nunez being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this (His or Her)

### V. FLOOD ZONE

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

IF YES, WHICH ZONE? \_\_\_\_\_

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

**PROJECT DESCRIPTION**

Total/First Flr Square Feet 1440

Upper Flrs Square Feet 400



**REFERENCE STANDARDS**

ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES AND REFERENCES THE FOLLOWING PUBLICATIONS:

- BUILDING CODE OF NEW YORK STATE 2020
- RESIDENTIAL CODE OF NEW YORK STATE 2020
- FIRE CODE OF NEW YORK STATE 2020
- AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS 2001 WFCM
- ENERGY CONSERVATION CONSTRUCTION CODE 2020

**ENERGY CONSERVATION CONSTRUCTION CODE**

THE FOLLOWING SHOWS COMPLIANCE WITH ECCC'S REQUIREMENTS ON A COMPONENT PERFORMANCE APPROACH (AS PER ECCC'S SECT. 402.1 & SECT. 602.1) EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE REQUIREMENTS AND ALL OF THE BUILDING COMPONENTS DESCRIBED ON THE PLANS CONFORM WITH EACH OF THESE METHODS.

**BUILDING PLAN REVIEW NOT**

AN INCORPORATED VILLAGE OF FREEPORT BUILDING PLANS EXAMINER HAS REVIEWED THIS DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE INCORPORATED VILLAGE OF FREEPORT AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE IS INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION THE WORK IN THE DOCUMENT:

- IS ACCURATE.
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF THE HEALTH, PROPERTY WELFARE,
- IS THE RESPONSIBILITY OF THE LICENSEE.

**SITE INFORMATION**

PREMISES: 52 HILLSIDE AVE, FREEPORT NY, 11520  
 SECTION: 55  
 BLOCK: 242  
 LOT: 7  
 RESIDENTIAL BUILDING, SINGLE FAMILY USE  
 ZONE: RESIDENCE A

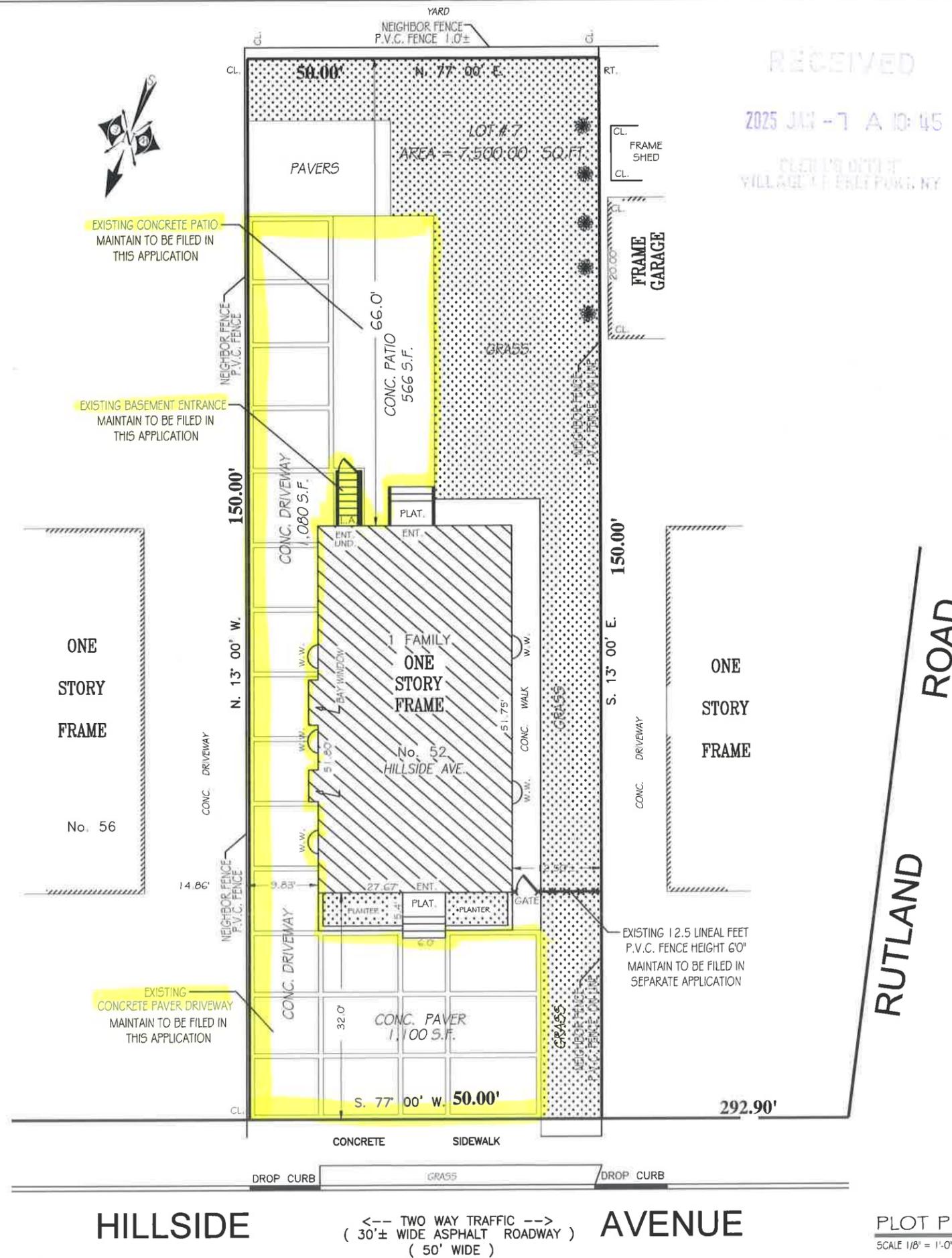
	REQUIRED	PROVIDED
LOT AREA	5,000 S.F.	7,500 S.F.
MIN. FRONT YARD	50'	50'
REAR YARD	MIN. 20', MAX. 40'	32'
SIDE YARD	MIN. 20' OR 20% LOT DEPTH	66'
AGG. SIDE YARD	MIN. 5'	9.83', 12.50'
AGG. SIDE YARD	25% OF THE LOT WIDTH (12.5')	22.33'
LOT. COVERAGE	30% MAX. ( 2,250 S.F.)	1,448 S.F.
ACCESSORY BLDG.	10% MAX. (750 S.F.)	N/A
UNCLOSED PORCH	5% MAX. (375 S.F.)	43 S.F.
FLOOR AREA	50% MAX. (3,750 S.F.)	BASEMENT EXISTING: HEIGHT 6' 82 S.F. UNFINISHED 866 S.F. FINISHED STORAGE  FIRST FLOOR EXISTING: HEIGHT 7'10" TO 8'0" FINISHED 1,448 S.F.  ATTIC EXISTING: HEIGHT 6'4" SLOPED CEILING 37 S.F. UNFINISHED 400 S.F. FINISHED

**SCOPE OF WORK**

PLANS FILED FOR: MAINTAIN  
 - EXISTING CONCRETE PAVER DRIVEWAY 2,180 S.F. APROX. NO CURB MODIFICATION  
 - CONCRETE PATIO  
 - CELLAR ENTRANCE  
 NO CHANGE IN BULK, FOOT PRINT, F.A.R OR YARDS.  
 NO CHANGE IN USE, OCCUPANCY OR EXITS.

**DRAWING LIST**

- ZO-100.00 SITE INFORMATION, PLOT PLAN
- A-101.00 EXISTING ELEVATIONS
- A-102.00 EXISTING CELLAR FLOOR PLAN AND CELLAR ENTRANCE



RECEIVED  
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 CLERK OF THE CITY OF FREEPORT, NY

PROPERTY LOCATION:  
 52 HILLSIDE AVE  
 FREEPORT, NY 11520

LEGEND:

REVISIONS

ARCHITECTURAL STUDIO, P.C.  
 GUSTAVO MUNOZ  
 71 BLUEBIRD LANE  
 PLAINVIEW, NY, 11803  
 (516)528-0656  
 munozgustavo50@gmail.com

HOPE DRAFTING SVC  
 BEATRIZ E FIRPO  
 125 CORTLAND STREET  
 COPIAGUE, NY, 11726  
 (631)575-6254  
 (917)251-7614  
 hoppedraftingsvc@gmail.com

DRAWING NAME:  
**SITE INFORMATION PLOT PLAN**

STAMP A./E.: DATE:

DRAWING No:  
**ZO-100.00**

DATE: 12/30/2024 PAGE No: 1 OF 3

DOB STAMP:

DOB APPLICATION #:  
 20243962

RUTLAND ROAD

HILLSIDE AVENUE  
 <-- TWO WAY TRAFFIC -->  
 ( 30'± WIDE ASPHALT ROADWAY )  
 ( 50' WIDE )

PLOT PLAN  
 SCALE 1/8" = 1'-0"

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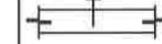
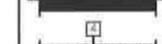
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PLANNING OFFICE  
VILLAGE OF FREEPORT, NY

PROPERTY LOCATION:

52 HILLSIDE AVE  
FREEPORT, NY 11520

LEGEND:

-  EXISTING WALL TO REMAIN
  -  EXISTING WALL TO BE REMOVED
  -  NEW EXTERIOR
  -  NEW INTERIOR WALL
- EXTERIOR FINISH SYSTEM
-  CULTURED STONE SYSTEM
  -  VINYL SIDING SYSTEM
  -  BRICK VENEER SYSTEM
- CM 5D  HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE
-  75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
-  EXISTING DOOR
-  NEW DOOR

REVISIONS

ARCHITECTURAL STUDIO, P.C.  
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 (631)575-6254  
 (917)251-7614  
 hopedraftingsvc@gmail.com

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EXISTING ELEVATIONS

STAMP A./E.:

DATE:



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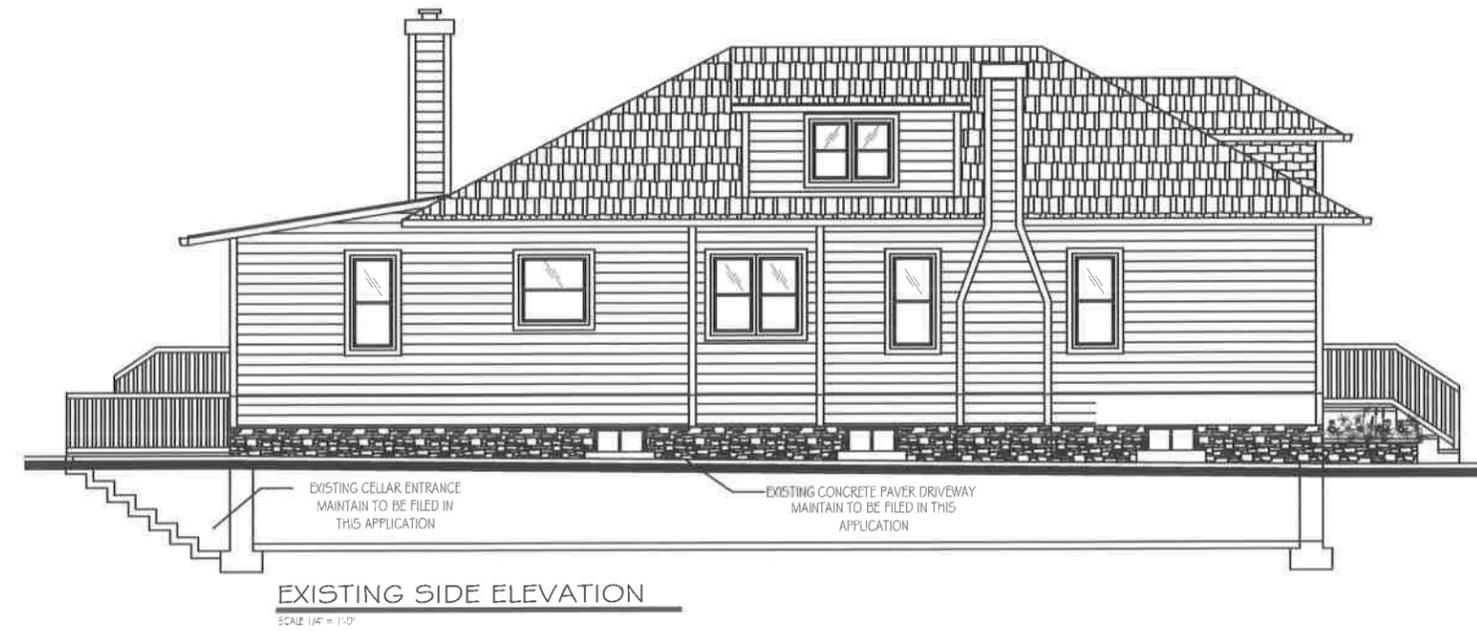
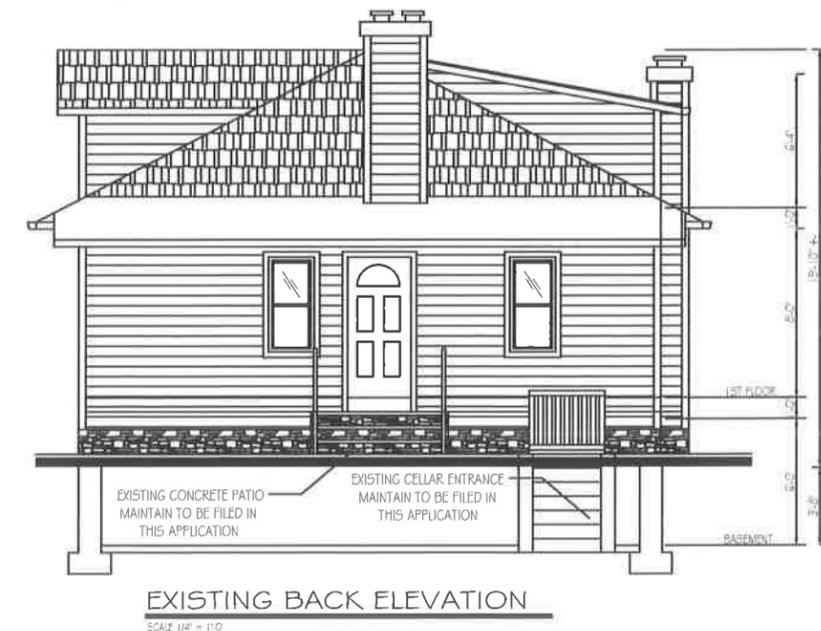
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

PROPERTY LOCATION:  
52 HILLSIDE AVE  
FREEPORT, NY 11520

- LEGEND:
- EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - NEW EXTERIOR
  - NEW INTERIOR WALL
- EXTERIOR FINISH SYSTEM
- CULTURED STONE SYSTEM
  - VINYL SIDING SYSTEM
  - BRICK VENER SYSTEM
- CM  
SD
- HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE
  - 75 CFM M.H. EXHAUST FAN (WHERE IS REQUIRED)
- EXISTING DOOR
- NEW DOOR

REVISIONS

ARCHITECTURAL STUDIO, P.C.  
GUSTAVO MUNOZ  
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COPIAGUE, NY, 11726  
(631)575-6254  
(917)251-7614  
hopedraftingsvc@gmail.com

DRAWING NAME:

EXISTING ELEVATIONS

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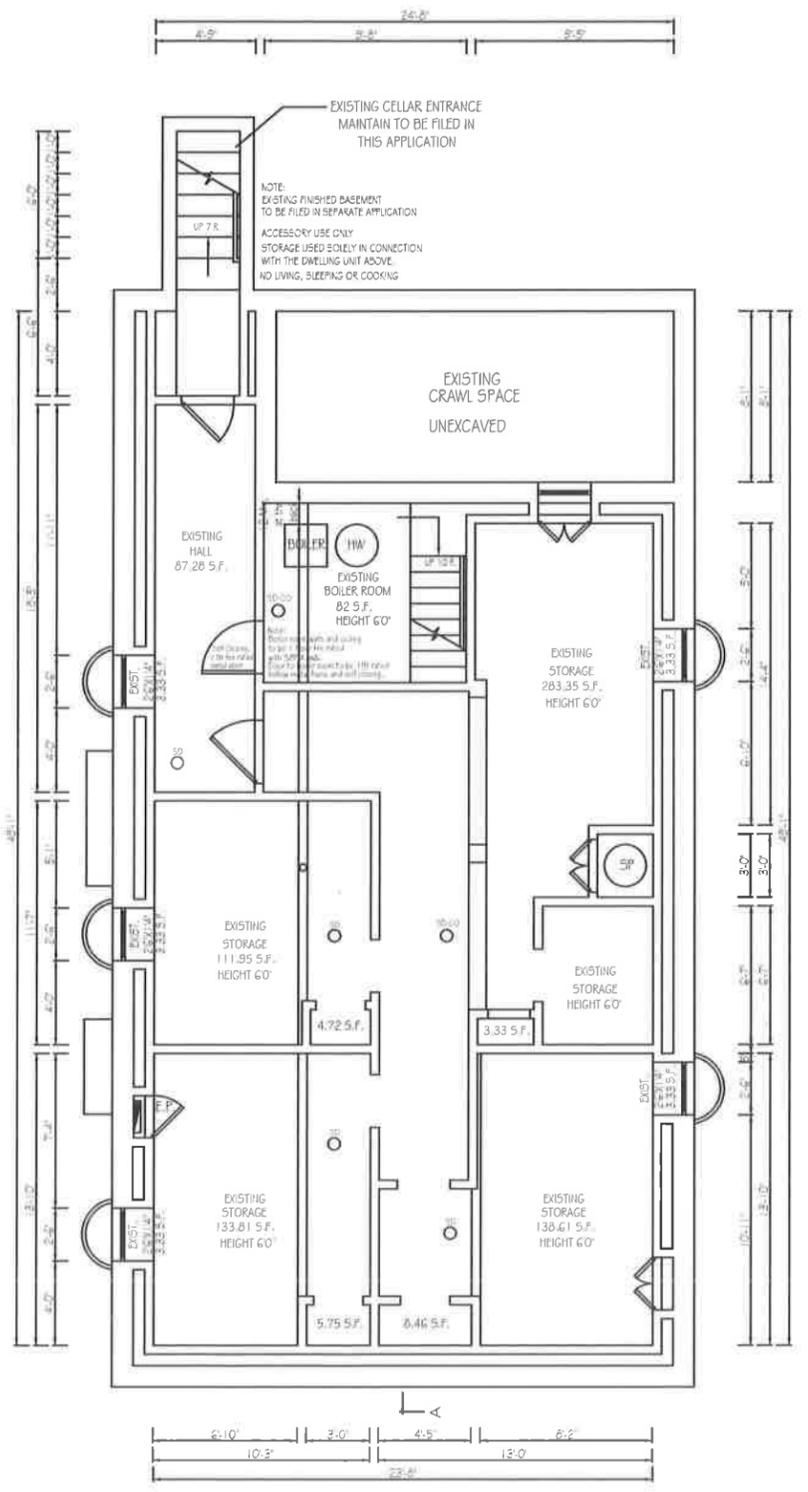


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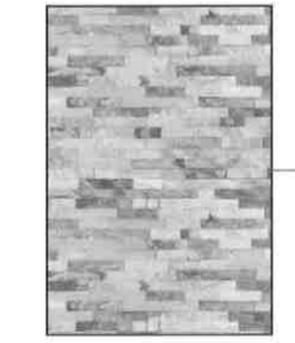
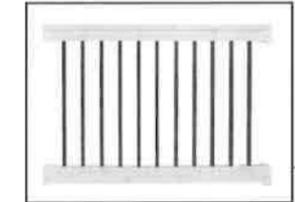
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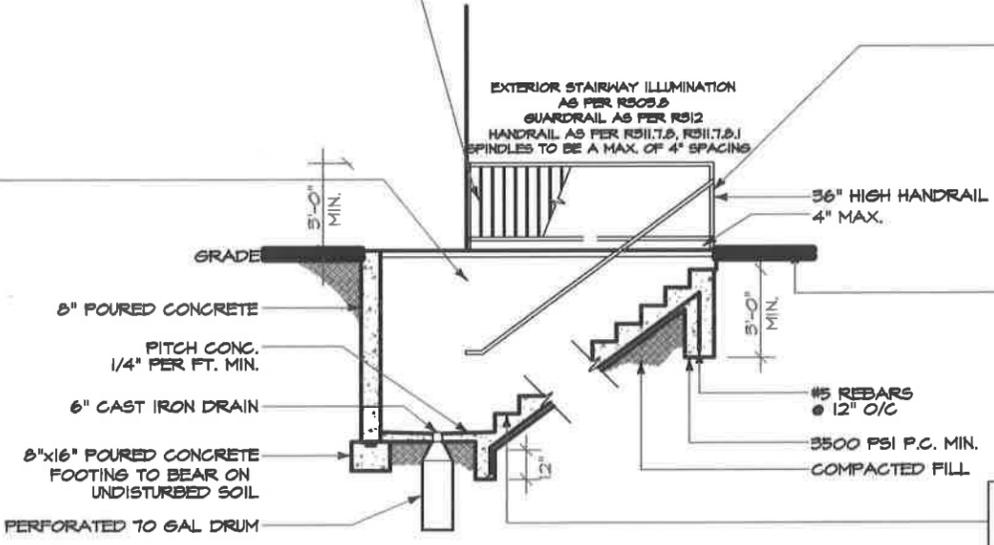
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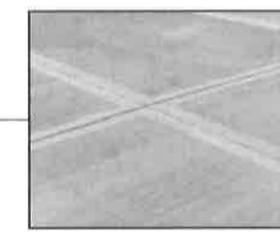
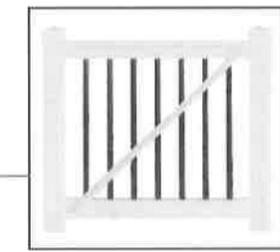
VILANO 3 FT.H  
VINYL WHITE  
RAILING KIT.



ALASKA GRAY  
LEDGER PANEL  
6 IN. X 24 IN.  
SPLITFACE  
MARBLE WALL  
TILE



VILANO 3 FT.H  
VINYL WHITE  
RAILING GATE KIT.



BRUSHED CONCRETE  
PATIO



BULLNOSE COPING  
RECTANGULAR CHARCOAL

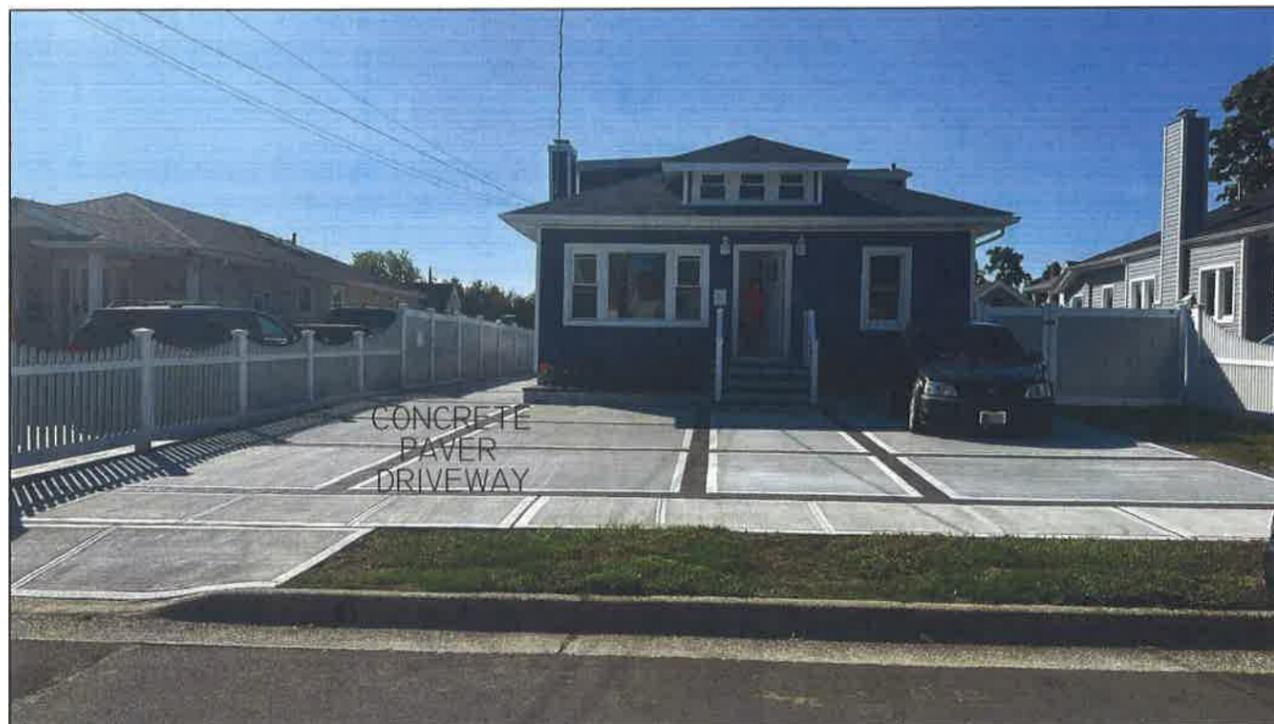
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S.W. VIEW (FRONT)

SUBJECT PARCEL:  
52 HILLSIDE AVE,  
FREEPORT, NY 11520



S.W. VIEW (FRONT)



N. W. VIEW (SIDE)



S. E. VIEW (SIDE)



N. E. VIEW (BACK)

SUBJECT PARCEL:  
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FREEPORT, NY 11520

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# MAINTAIN CONCRETE PAVER DRIVEWAY

DOB APPLICATION #:  
20243962



# MAINTAIN CONCRETE PATIO

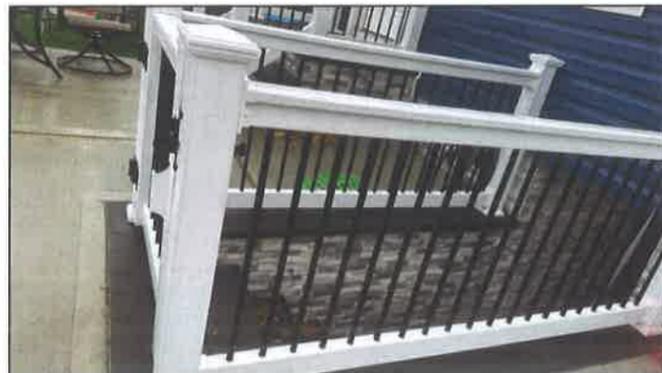


8 IN X 4 IN. X 1.75 IN.  
CHARCOAL CONCRETE HOLLAND PAVER

BRUSHED CONCRETE WITH  
CHARCOAL CONCRETE HOLLAND PAVER

BRUSHED CONCRETE

# MAINTAIN CELLAR ENTRANCE



VILANO 3 FT.H  
VINYL WHITE RAILING KIT.

VINYL WHITE RAILING  
POST SLEEVE KIT

BULLNOSE COPING RECTANGULAR  
CHARCOAL

ALASKA GRAY LEDGER PANEL 6 IN.X24 IN.  
SPLITFACE MARBLE WALL TILE

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VILLAGE OF FALLENBURG, NY



48 HILLSIDE AVE, FREEPORT, NY 11520  
NEXT TO SUBJECT PARCEL (RIGHT)



44 HILLSIDE AVE, FREEPORT, NY 11520  
NEXT TO SUBJECT PARCEL (RIGHT)



56 HILLSIDE AVE, FREEPORT, NY 11520  
NEXT TO SUBJECT PARCEL (LEFT)



60 HILLSIDE AVE, FREEPORT, NY 11520  
NEXT TO SUBJECT PARCEL (LEFT)

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VILLAGE OF FREEPORT, NY



47 HILLSIDE AVE, FREEPORT, NY 11520  
IN FRONT OF SUBJECT PARCEL



53 HILLSIDE AVE, FREEPORT, NY 11520  
IN FRONT OF SUBJECT PARCEL



57 HILLSIDE AVE, FREEPORT, NY 11520  
IN FRONT OF SUBJECT PARCEL

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