



INCORPORATED VILLAGE OF FREEPORT

VILLAGE CLERK

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300 (516) 771-4127 Fax

ROBERT T KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

SITE PLAN REVIEW BOARD MEETING

June 10, 2025

6:30 PM

SP-3829 – 191 Rose Street, Section 62/Block 133/Lot 4. Residence AA. Orasthina Abreu. Construct 384 sq. ft. 1st floor and 363 sq. ft. 2nd floor side additions, 400 sq. ft. rear covered deck, 32 sq. ft. rear balcony & 56 sq. ft. rear uncovered deck.

SP-3830 – 39 Lexington Avenue, Section 54/Block 82/Lot 5. Residence A. Alison Thompson. Construct 12' x 16' hardtop screened house gazebo in rear yard.

SP-3831 – 122 Gordon Place, Section 62/Block 92/Lot 6. Residence A. Elena Dhima. Construct a 755 sq. ft. 2nd floor extension.

SP-3832 – 74 Hillside Avenue, Section 55/Block 242/Lot 12. Residence A. Vyaas Sukul. Construct 10' x 22' 7" second driveway.

SP-3833 – 209 N Long Beach Avenue, Section 54/Block 055/Lot 4. Residence AA. Agnes Zeda. Construct 1,098 sq. ft. 2nd floor addition, install 170 sq. ft. rear deck and repair fire damage.

SP-3834 – 274 Pennsylvania Avenue, Section 55/Block 58/Lot 143. Residence AA. Maria & James Wilcox. Addition of new window and removal of side door to garage conversion.

SP-3835 – 116 Nassau Avenue, Section 62/Block 159/Lot 499. Residence A. Carletta Green. Erect 16' x 12' gazebo.

SP-3825 – 33 Utz Street, Section 55/Block 376/Lot 123. Residence A. Satish & Sharon Budhan. Maintain 101' L x 2' H retaining wall with seven 3' H piers and expanded driveway 27' x 17'.

Application Date: 5/9/25
Fees Paid: \$ 225.00

SP# 3825

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: 33 412 STREET ZONING DISTRICT RESIDENTIAL A
SECTION 55 BLOCK 376 LOT 123 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>	Name: <u>SATISH BUDHAN</u>
Address: _____	Address: <u>33 412 ST</u> <u>FREEPORT, NY 11520</u>
Telephone #: _____	Telephone #: <u>347-744-4580</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: MAINTAINING 83 L x 2" H retaining wall with
(5) 3' pipes and expanded drainage 27' x 17'

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

Soto Poljan
APPLICANT'S SIGNATURE
Sworn to before me this 09 day of April, 2025
Mehessna C. Little
Notary Public
MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-26-2025
DATE: 5/8/25

Property Owner's Consent: SATISH BUDHAN
I, _____ am (are) the owner(s) of the subject property and consent to the filing of this application.
Soto Poljan
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 09 day of April, 2025
Mehessna C. Little
Notary Public
MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-26-2025
DATE: 4/29/2025

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VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

May 12, 2025

Satish & Sharon Budhan
33 Utz Street
Freeport, NY 11520

RE: **33 Utz Street, Freeport, NY 11520**

Zoning District – Residence A Sec. 55 Blk. 376 Lot 123

Building Permit Application #20254195

Description: Maintain 101'L x 2'H retaining wall with (7) 3'H piers and expanded driveway 27' x 17'.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras

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

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20254195

Location: 33 Utz St , Freeport NY 11520

Applicant: Satish & Sharon Budhan

Description: Maintain 101'l x 2'H retaining wall with (7) 3'H piers and expanded driveway 27' x 17'.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 12, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: RETAINING WALL			
Project Location (describe, and attach a location map): 33 WIZ STREET FREDRICK NY 11520			
Brief Description of Proposed Action: Retaining wall and extended driveway 28x17			
Name of Applicant or Sponsor: SATISH BUDHAN		Telephone: 347-744-4580	
		E-Mail: Sbudhan@carjohans.com	
Address: 33 WIZ STREET FREDRICK NY			
City/PO:		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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 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			

APR 23 2025

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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
_____		<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES	
_____		<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES	
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"/>	
_____		<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
_____		<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO	YES	
_____		<input type="checkbox"/>	<input type="checkbox"/>	
_____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>SATISH BUSHAN</u>	Date: <u>4/23/2025</u>	
Signature: <u>Satish Bushan</u>		

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

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

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

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

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 VILLAGE OF FREEPORT, NY

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

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>33 UIZ Street</u> ZONING DISTRICT <u>Residence A</u>
	(No.) (Street)
	BETWEEN <u>UIZ</u> AND <u>SEAMAN</u>
	(Cross Street) (Cross Street)
SECTION _____ BLOCK _____ LOT _____	APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 New building</p> <p>2 Addition-Alteration (If residential, enter number of new housing units added. If non-state none _____)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 <input checked="" type="checkbox"/> Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, Institutional</p> <p>22 Other - Specify _____</p>
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<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>3000.00</u></p>	<p>D. DESCRIPTION OF PROJECT <u>Maintain</u></p> <p><u>retaining wall</u></p> <p><u>and extended</u></p> <p><u>Driveway 28x17</u></p> <p style="text-align: right;">APR 23 2025</p>
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III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	SATISH BUDHAN SHARON SANKHARA	33 UIZ Street FREEPORT NY 11520	347-744-4580
2. Contractor	PITTI DEW MASONRY INC	505 5th Street E NORT BRIT NY 11731	516-530-1554
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 _____

Contractor or Owner _____ (Print)

Address _____

Phone _____

MESHESSNA C LITTLE
CLERK PUBLIC-STATE OF NEW YORK
No. 01LI6068956
Qualified in Nassau County
By Commission Expires 11-26-20

County of Nassau Satish Budhan 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 jurisdiction.

Sworn to before me this 23 day of April 2025

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?

YES _____ NO _____
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

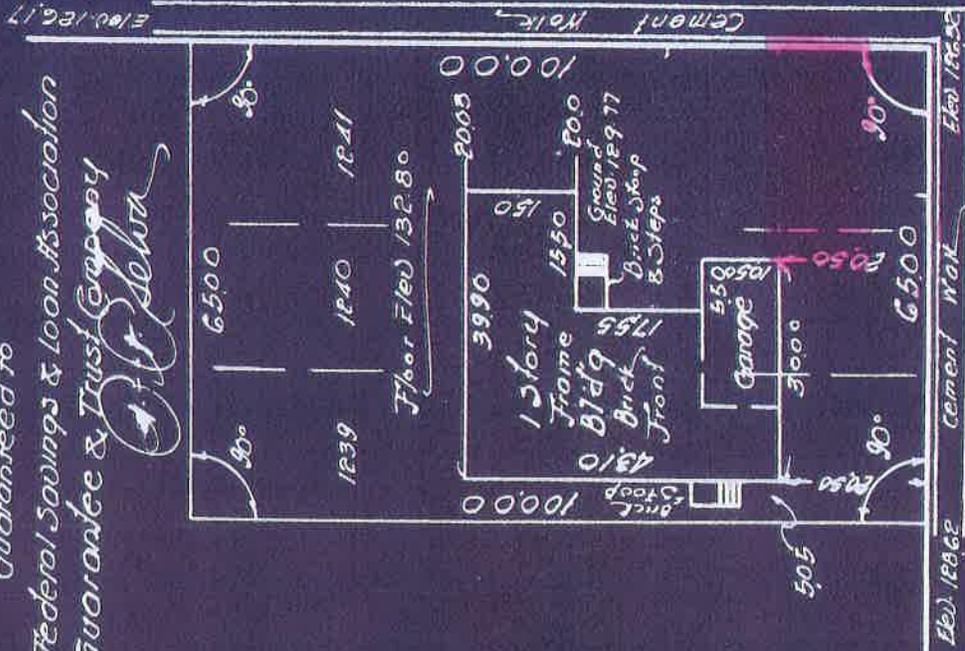
of Fixtures

of Floors

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1959 AUG 15

Guaranteed to
Flushing Federal Savings & Loan Association
Title Guarantee & Trust Company
J. J. Selva



STREET
Dirt Oiled Road
(Elev 125.47)

WTZ

LOTS No. 1239-1240-1241

Map of

COLUMBIA HEIGHTS Addition

Situated In

FREEPORT, N.Y.

Surveyed August 15 1952

J. J. SELVA Lic. Land Surveyor
105 Merrick Ave. Merrick, L.I.
Scale 1" = 20' N.Y. Standard

SEAMAN

Elev 128.12

Macadam Road

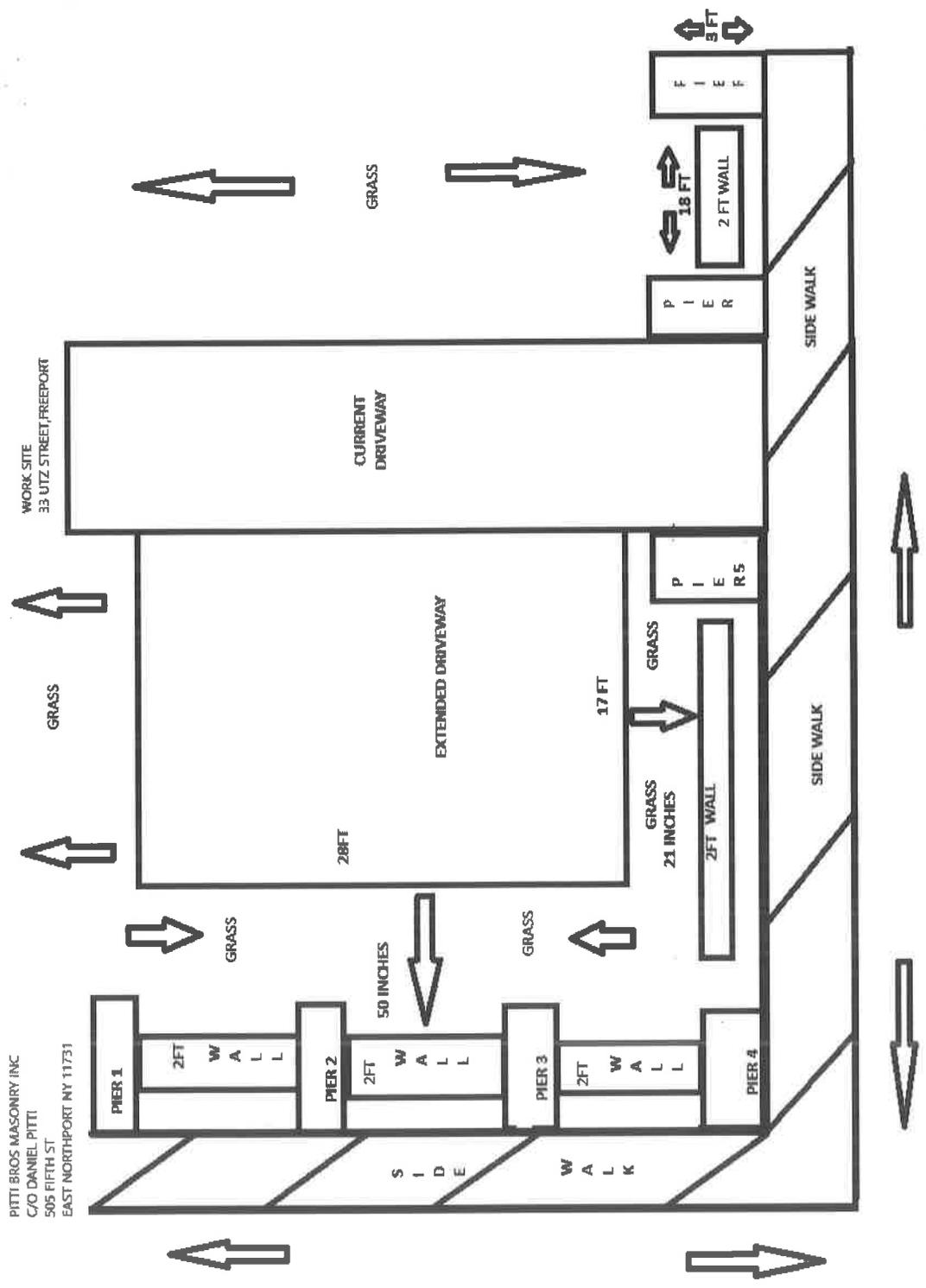
AVENUE

33 WTZ

C-737E

CONTRACTOR
PLAN

PITTI BROS MASONRY INC
C/O DANIEL PITTI
505 FIFTH ST
EAST NORTHPORT NY 11731



WORK SITE
33 UTZ STREET, FREEPORT

CURRENT
DRIVEWAY

EXTENDED DRIVEWAY

PIER 1

2FT
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PIER 2

2FT
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PIER 3

2FT
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PIER 4

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SIDE WALK

SIDE WALK

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2 FT WALL

18 FT

GRASS

9 FT

GRASS

21 INCHES

GRASS

17 FT

GRASS

2 FT WALL

2 FT WALL

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2 FT WALL

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21 INCHES

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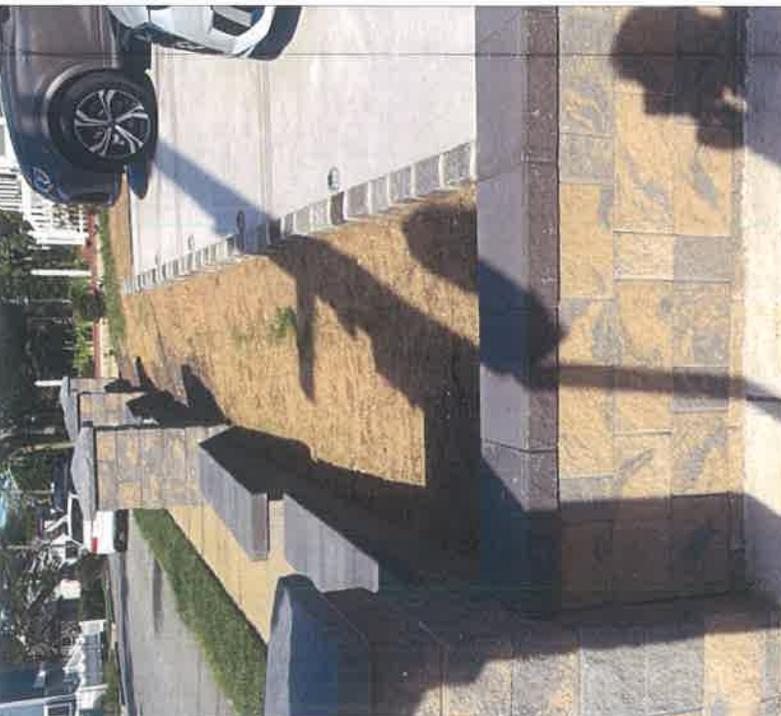
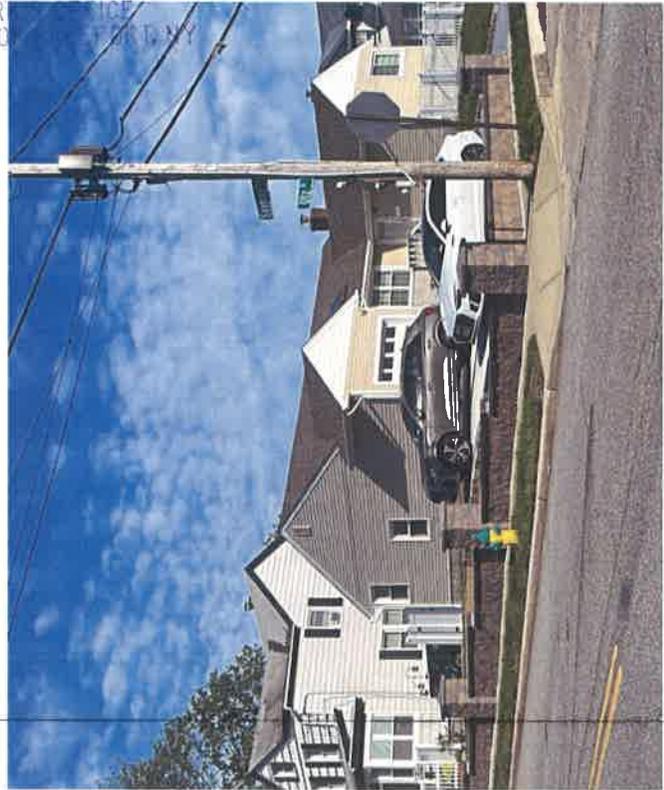
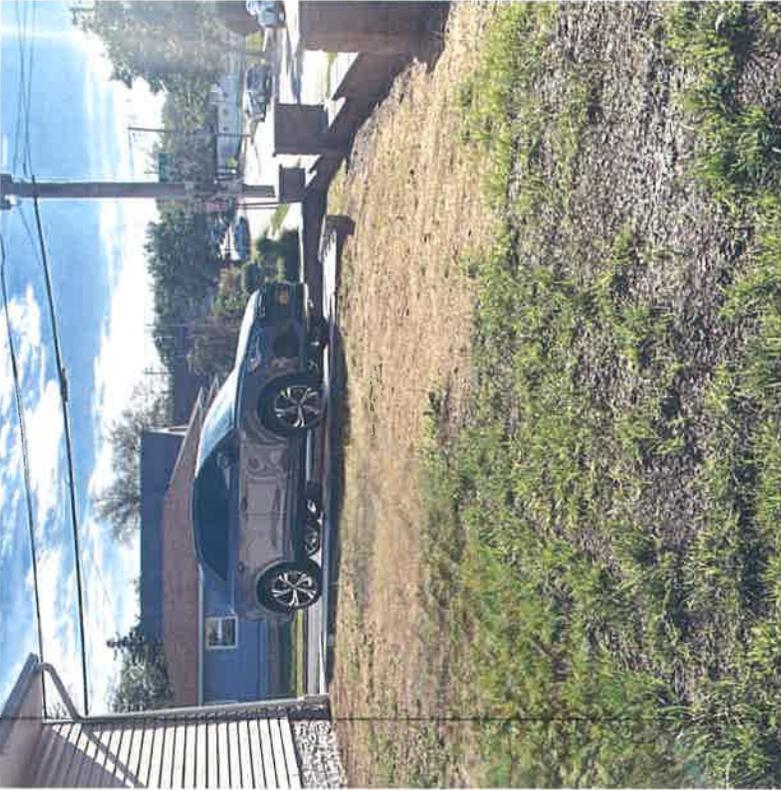
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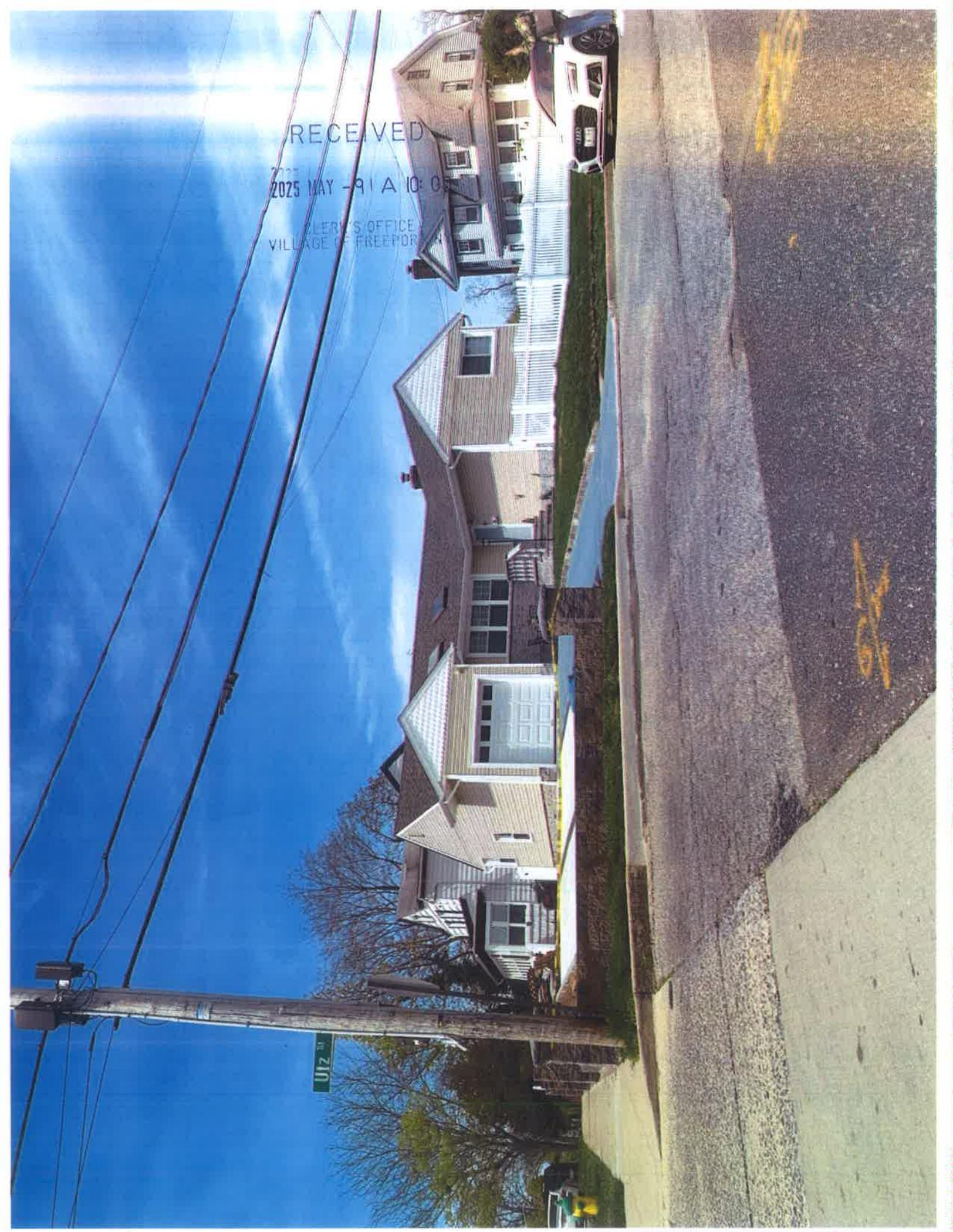


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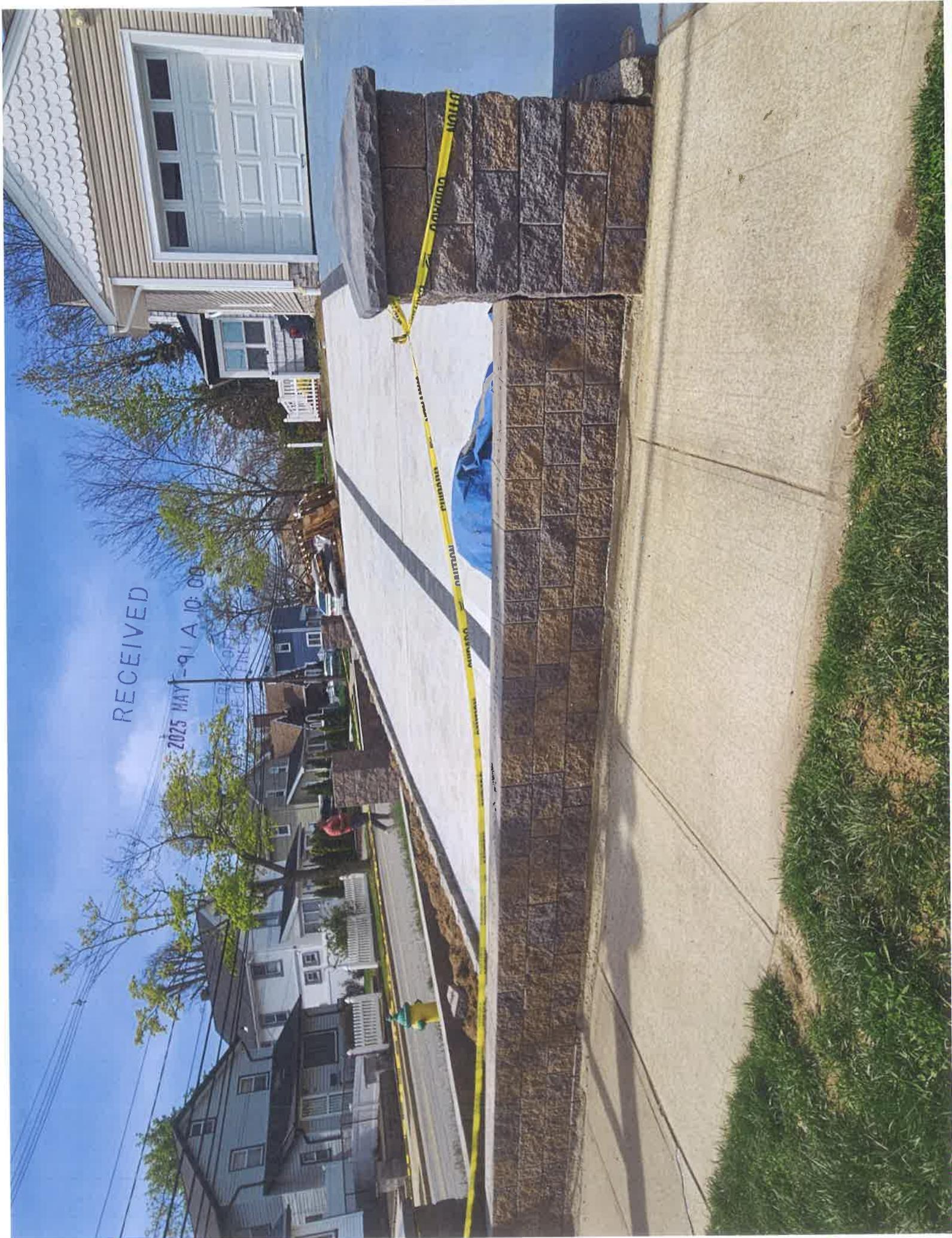
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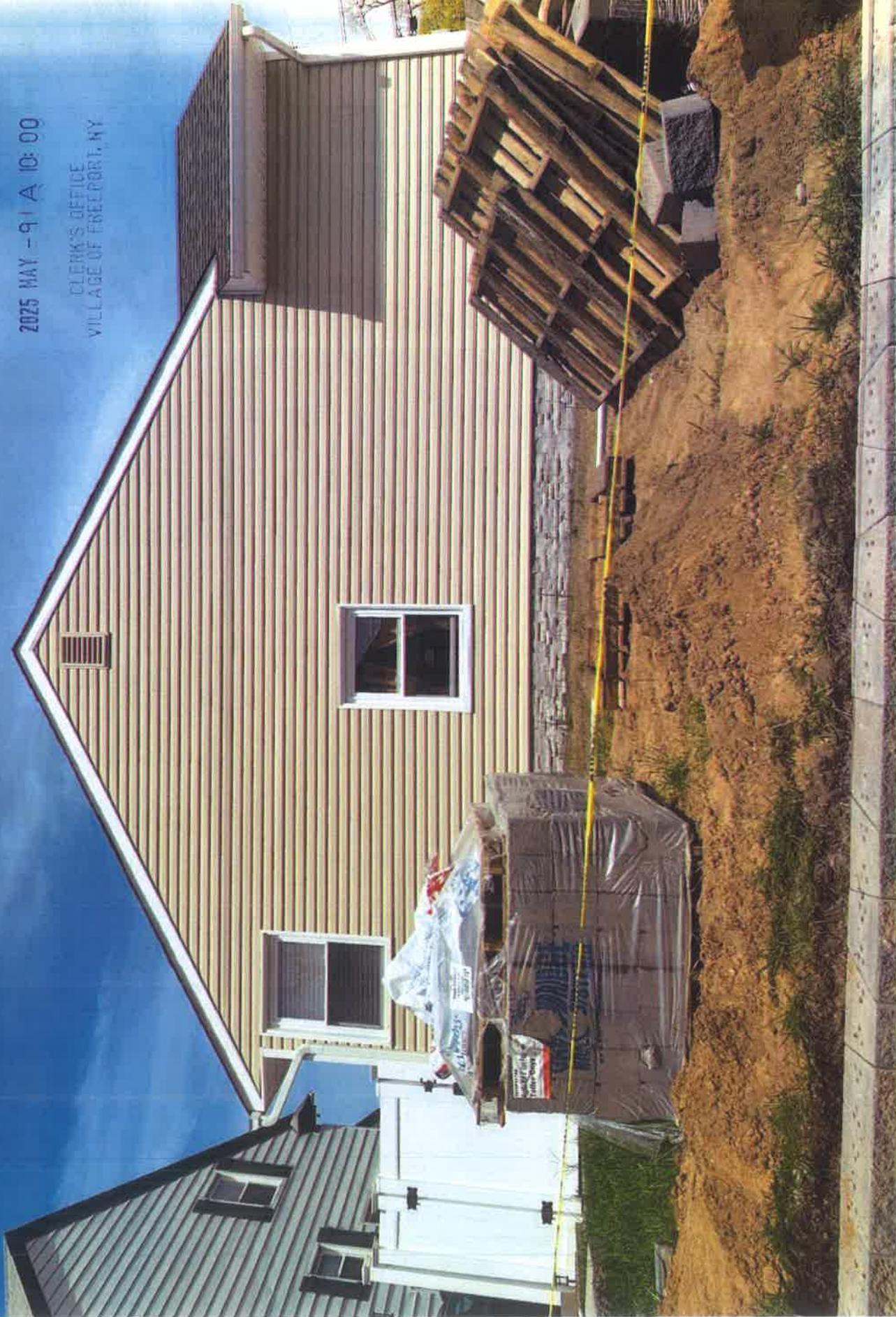
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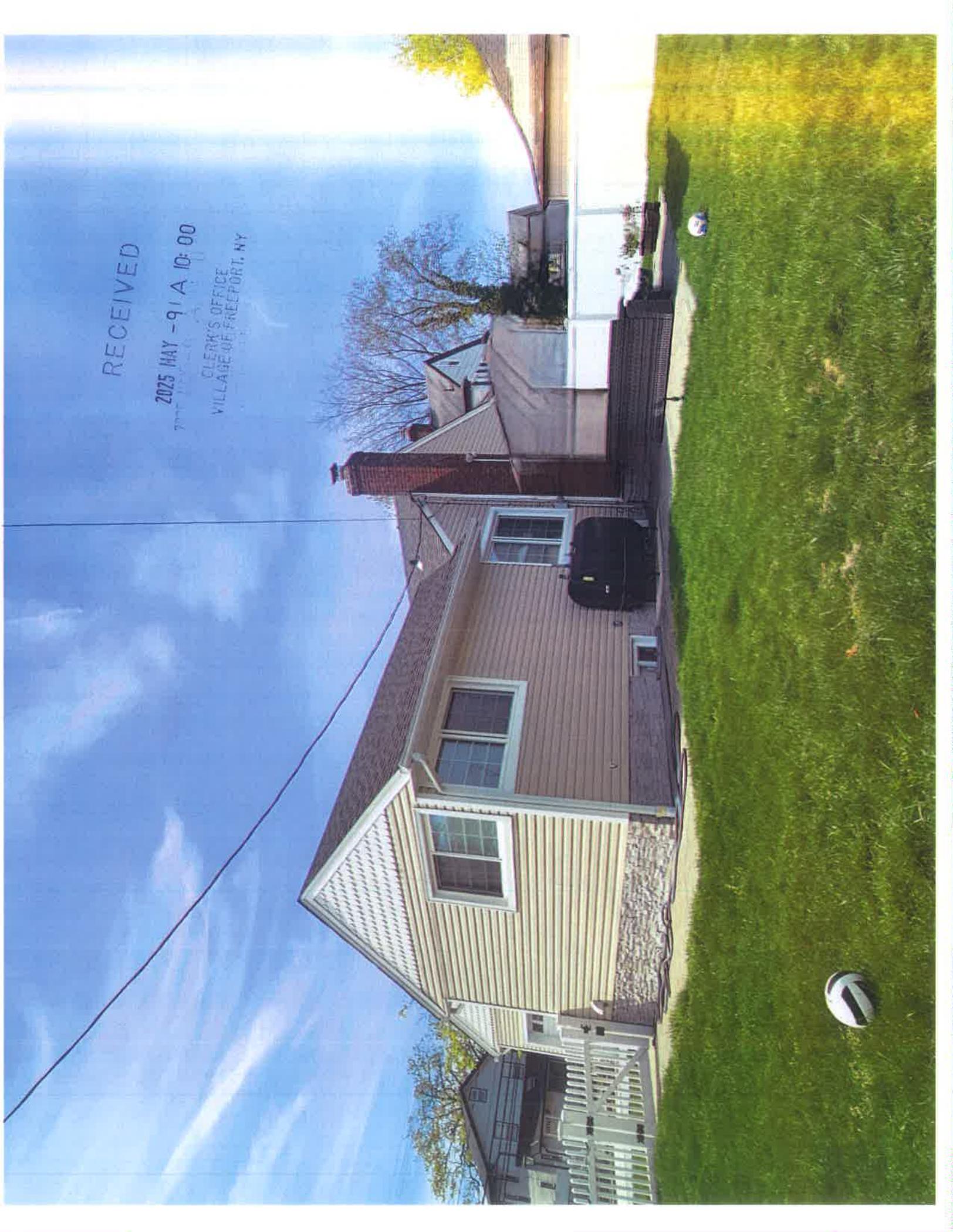
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Sharon Sanichara

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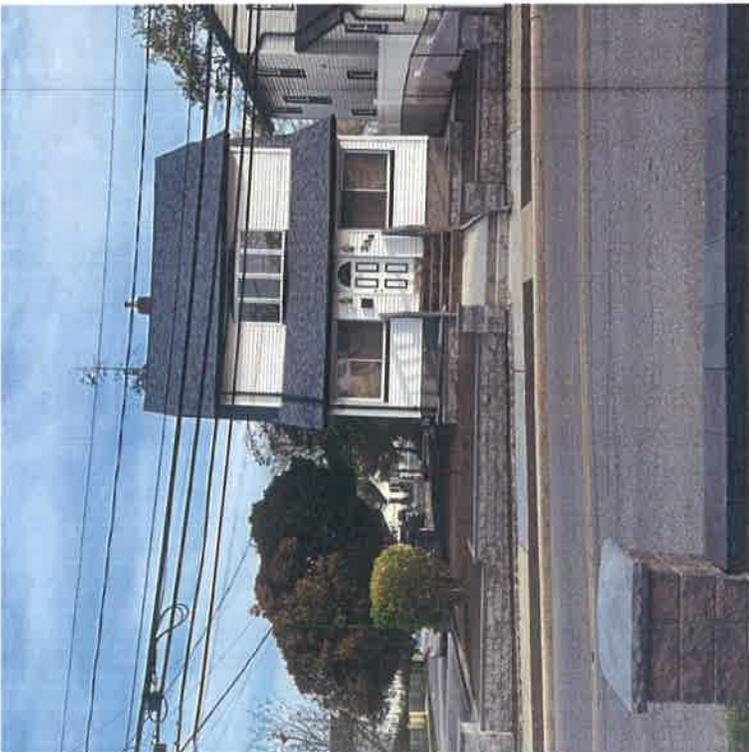
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MICHIGAN STATE UNIVERSITY

Sharon Sanichara

To: Satish Budhan
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

From: Satish Budhan
Sent: Friday, April 25, 2025 3:22 PM
To: Robert Fisenne <rfisenne@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Dear Robert,

I hope this message finds you well.

Unfortunately, we experienced yet another accident on Wednesday morning at the intersection near my property. This time, the vehicle ended up on my neighbor's property.

As I've mentioned to you on several occasions, speeding remains a serious issue along this stretch of road. It feels like only a matter of time before someone is seriously injured—or worse.

I would greatly appreciate it if your office could conduct a more in-depth review of this area to determine what additional measures can be taken to reduce speeding and improve overall safety.

Several neighbors and I will be attending the upcoming local board meeting to advocate for responsible safety measures to be implemented.

I trust you'll review this matter internally and advise on any further actions that can be taken. The current situation is simply unacceptable.

Thank you for your attention to this ongoing concern.

RECEIVED
2025 MAY - 9 1 A 10: 01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Founded 1998

Satish Budhan

Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave, Jamaica, NY 11434
MIA Office
3405 NW 115th Avenue, Miami, FL 33178
cargotours.com

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2025 MAY - 91 A 10: 01

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



****Cargo Tours strongly recommends cargo insurance. Your cargo is NOT insured unless insurance is requested and premium agreed to, in writing, prior to picking up a shipment. Please contact us for a quote.****

TERMS AND CONDITIONS OF CONTRACT APPEAR ON ALL OF OUR B/L and AWB and ARE ALSO AVAILABLE UPON REQUEST.

From: Robert Fisenne <rfisenne@freeportny.gov>
Sent: Wednesday, April 16, 2025 11:29 AM
To: Satish Budhan <SBudhan@cargotours.com>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

We requested accident reports for this location for the past three years. The accident reports revealed that there were two accidents in the past year. This is not a significant number of accidents and neither accident appeared to be preventable by the addition of additional traffic control. For this reason, we are unable to recommend additional traffic control at this intersection

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works
Tel: 516.377.2289 | Fax: 516.377.2383
rfisenne@freeportny.gov | www.freeportny.com

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Wednesday, April 16, 2025 10:56 AM
To: Robert Fisenne <rfisenne@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Good morning Robert,

Hope all is well.

Any feedback on this?

Looking forward to your response.

RECEIVED

2025 MAY - 9 10: 01

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

From: Satish Budhan

Sent: Monday, March 3, 2025 4:39 PM

To: Robert Fisenne <rfisenne@freeportny.gov>

Cc: Sharon Sanichara <[SSanichara@cargotours.com](mailto:ssanichara@cargotours.com)>

Subject: RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Importance: High

Dear Robert,

Thank you for your kind reply.

I would greatly appreciate it if you could take any necessary measures to address this concern. The community would be very grateful if the village could conduct another traffic study in this area.

Is there any possibility of including a traffic light in this study or a speeding camera?

Please advise.

From: Robert Fisenne <rfisenne@freeportny.gov>

Sent: Wednesday, February 26, 2025 3:59 PM

To: Satish Budhan <[SBudhan@cargotours.com](mailto:sbudhan@cargotours.com)>

Cc: Sharon Sanichara <[SSanichara@cargotours.com](mailto:ssanichara@cargotours.com)>

Subject: RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Thank you for reaching out with your request for a stop sign at Seaman Avenue/Utz Street. We understand your concern about vehicle speeds in your neighborhood and appreciate your commitment to safety.

While stop signs are important for managing right-of-way at intersections, they are not intended to be used as a speed control measure. Studies have shown that unwarranted stop signs can sometimes lead to unintended consequences, such as increased speeding between intersections as drivers try to make up for lost time. Additionally, frequent unnecessary stops can lead to driver frustration and reduced compliance with stop signs in general.

To effectively address speeding concerns, we can explore alternative traffic calming measures, such as increased enforcement, or other roadway design modifications. If you'd like, we can conduct a traffic study to assess the situation and determine the most appropriate solution for your block.

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works

Tel: 516.377.2289 | Fax: 516.377.2383

rfisenne@freeportny.gov | www.freeportny.com

From: Satish Budhan <SBudhan@cargotours.com>

Sent: Wednesday, February 26, 2025 11:58 AM

To: Robert Fisenne <rfisenne@freeportny.gov>; DPW <dpw@freeportny.gov>

Cc: Sharon Sanichara <SSanichara@cargotours.com>

Subject: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Importance: High

Dear Robert,

Please confirm receipt of the below email and advise?

Thank you



Founded 1998

Satish Budhan

Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)

167-10 S Conduit Ave
Jamaica, NY 11434

MIA Office

3405 NW 115th Avenue
Miami, FL 33178

cargotours.com

RECEIVED
2025 MAY -9 11 A 10:02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



****Cargo Tours strongly recommends cargo insurance. Your cargo is NOT insured unless insurance is requested and premium agreed to, in writing, prior to picking up a shipment. Please contact us for a quote.****

TERMS AND CONDITIONS OF CONTRACT APPEAR ON ALL OF OUR B/L and AWB and ARE ALSO AVAILABLE UPON REQUEST.

From: Satish Budhan
Sent: Monday, February 24, 2025 11:53 AM
To: 'Robert Fisenne' <rfisenne@freeportny.gov>; 'DPW' <dpw@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Good morning Robert,

I hope this message finds you well.

I spoke with your office earlier today, and they asked me to reach out to you regarding an incident that occurred on Saturday at my property, 33 UTS Street.

There was an accident on Saturday at the intersection of 33 UTS Street and Semans Ave, which resulted in two people being sent to the hospital. One of the cars ended up on the sidewalk, approximately 6 feet onto my property. Had there been a fence, the car would have gone right through it. The police were called, and there is a report on file with full documentation. I took pictures at the scene, but for some reason, I cannot locate the file on my phone. I will contact my neighbor, who also took pictures, to see if I can obtain copies from her.

I strongly believe speeding was a major factor in this accident. As I mentioned before, there are motorists who drive recklessly and at high speeds, racing from the intersection of Babylon all the way to the next traffic light. Over the past five years living here, I have witnessed numerous accidents, and my surrounding neighbors share the same concerns about the potential for someone to be seriously injured—or worse—if this issue isn't addressed.

I would greatly appreciate it if you could conduct a review of the area and advise whether the village can install a "STOP SIGN" to help curb the speeding. I also plan to bring this issue up at the next village meeting, as it is becoming a serious safety concern.

Thank you in advance for your attention to this matter. I look forward to your assistance and a positive response.

From: Satish Budhan
Sent: Tuesday, September 7, 2021 12:00 PM
To: Robert Fisenne <rfisenne@freeportny.gov>; DPW <dpw@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Thank you for your kind reply, Mr. Robert.

I look forward to our dept. feedback on this subject in a timely fashion. If you need further details from me, please feel free to call me on 347 744 4580.

I thank you again for your continued support in making Freeport a happy and a safe place to live.

Enjoy the rest of your day.

Kind regards,
Satish

From: Robert Fisenne <rfisenne@freeportny.gov>
Sent: Tuesday, September 7, 2021 11:53 AM
To: Satish Budhan <SBudhan@cargotours.com>; DPW <dpw@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

We are currently in the process of conducting a traffic study for the area.

Please feel free to call me if you have any questions

Robert R. Fisenne, P.E | Superintendent of Public Works
Tel: 516.377.2289 | Fax: 516.377.2383
rfisenne@freeportny.gov | www.freeportny.com

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Tuesday, September 7, 2021 11:49 AM
To: DPW <dpw@freeportny.gov>; Robert Fisenne <rfisenne@freeportny.gov>; Donna Sullivan <dsullivan@freeportny.gov>
Subject: RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

RECEIVED
2025 MAY -9 11:10:02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear DPW,

I am following up on the below email sent on August 9th. The original letter was mailed on August 9th to DPW.

Please advise if any actions were taken since and what steps the village is taking to address my concerns.

Awaiting your urgent response/update to my below concern.

Regards
Satish Budhan

From: Satish Budhan
Sent: Monday, August 9, 2021 1:32 PM
To: 'dpw@freeportny.gov' <dpw@freeportny.gov>
Subject: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)
Importance: High

Att: Dept of Public Works
46 N Ocean Avenue
Freeport NY 11520

To whom it may concern

As a concerned resident from The Village of Freeport, I am writing to share my strong support for the installation of a 4-way stop sign at the intersection of Seaman Ave and 33 UTZ Street immediately. There had been approx. four (4) accidents over the last few months at this intersection due to excessive speeding. One of the neighborhood children on foot was struck by a car at the intersection last year, which was reported to the Freeport Police. Most of the accidents resulted from traffic merging from UTZ Street onto Seaman Ave. The high speed at which some vehicles travel on this stretch of the road make it unsafe and dangerous merging onto Seaman Ave at times. In some cases, there are vehicles which would make right/left turns from Seaman Ave onto UTZ Street at a very high-speed making it dangerous for vehicles approaching the intersection in the opposition direction.

My house is located at the corner of 33 UTZ Street, and it is very unsafe for my children to play on the side lawns given what has happened over the last few months. The below Map indicates exactly where the unsafe intersections are located. Since March 2021, the situation has progressively worsened because some commuters are using 33 UTZ Street as shortcut routes stemming from the main artery streets via Babylon Turnpike. The health, safety and welfare of all Freeport residents, children and senior citizens will continue to be at risk, if these unsigned intersections are not addressed soon.

I look forward to your reply along with a favorable resolution to our immediate needs.

We thank you once again for your attention in this matter.

Mr. Satish Budhan
33 UTZ Street
Freeport NY 11520
Concerned resident of Freeport Village.
Cell# 347 744 4580

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MAY - 9 10:02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

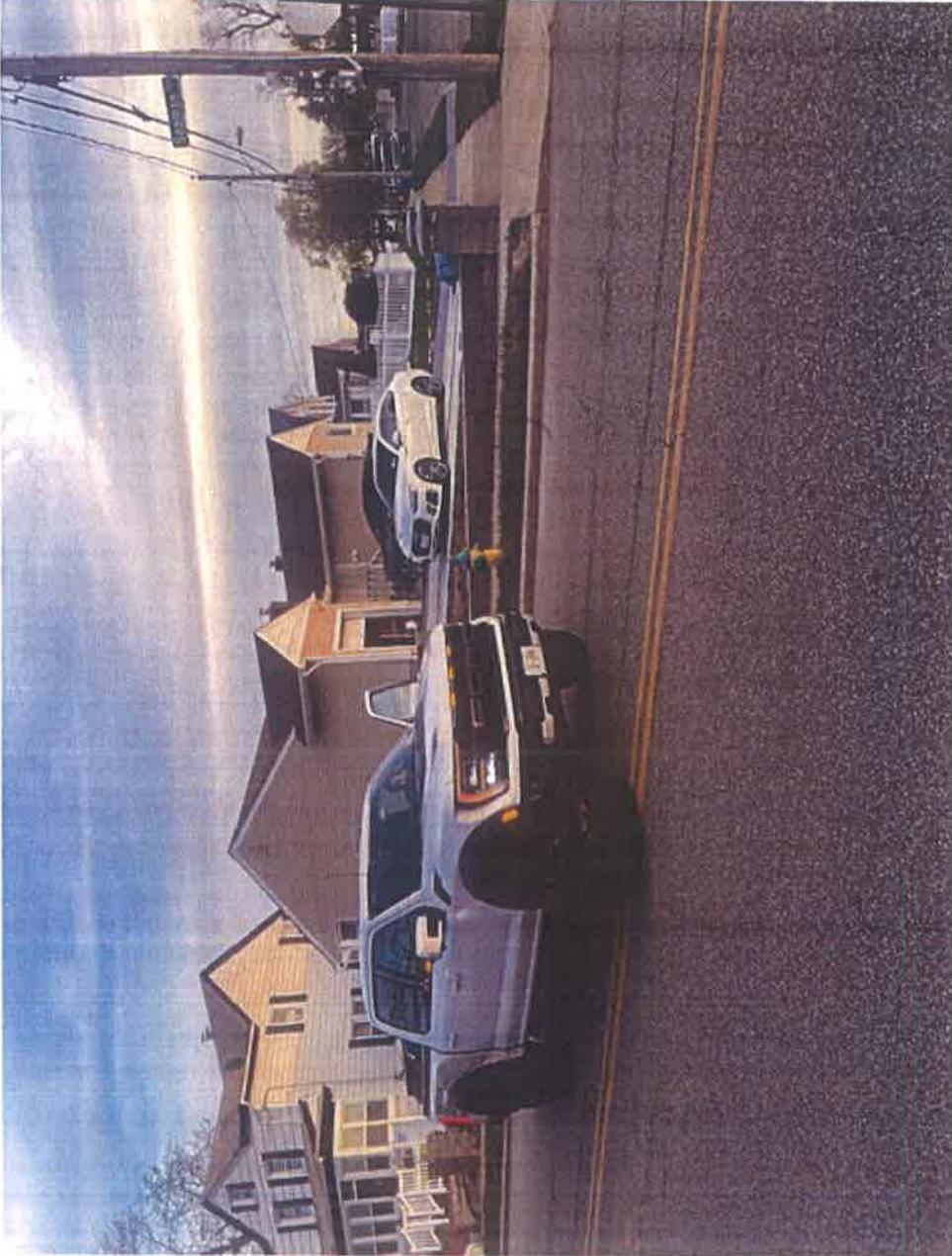


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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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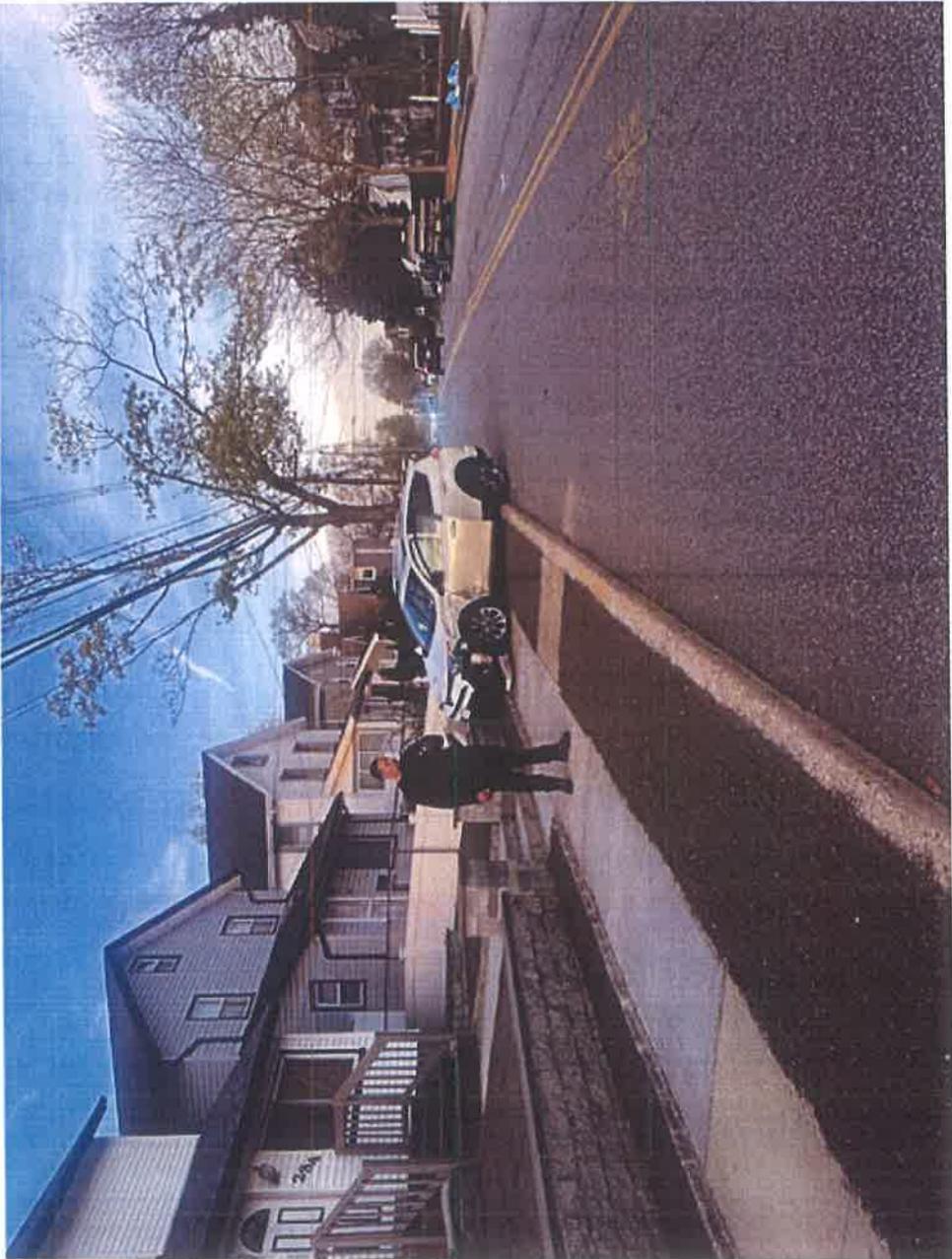
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



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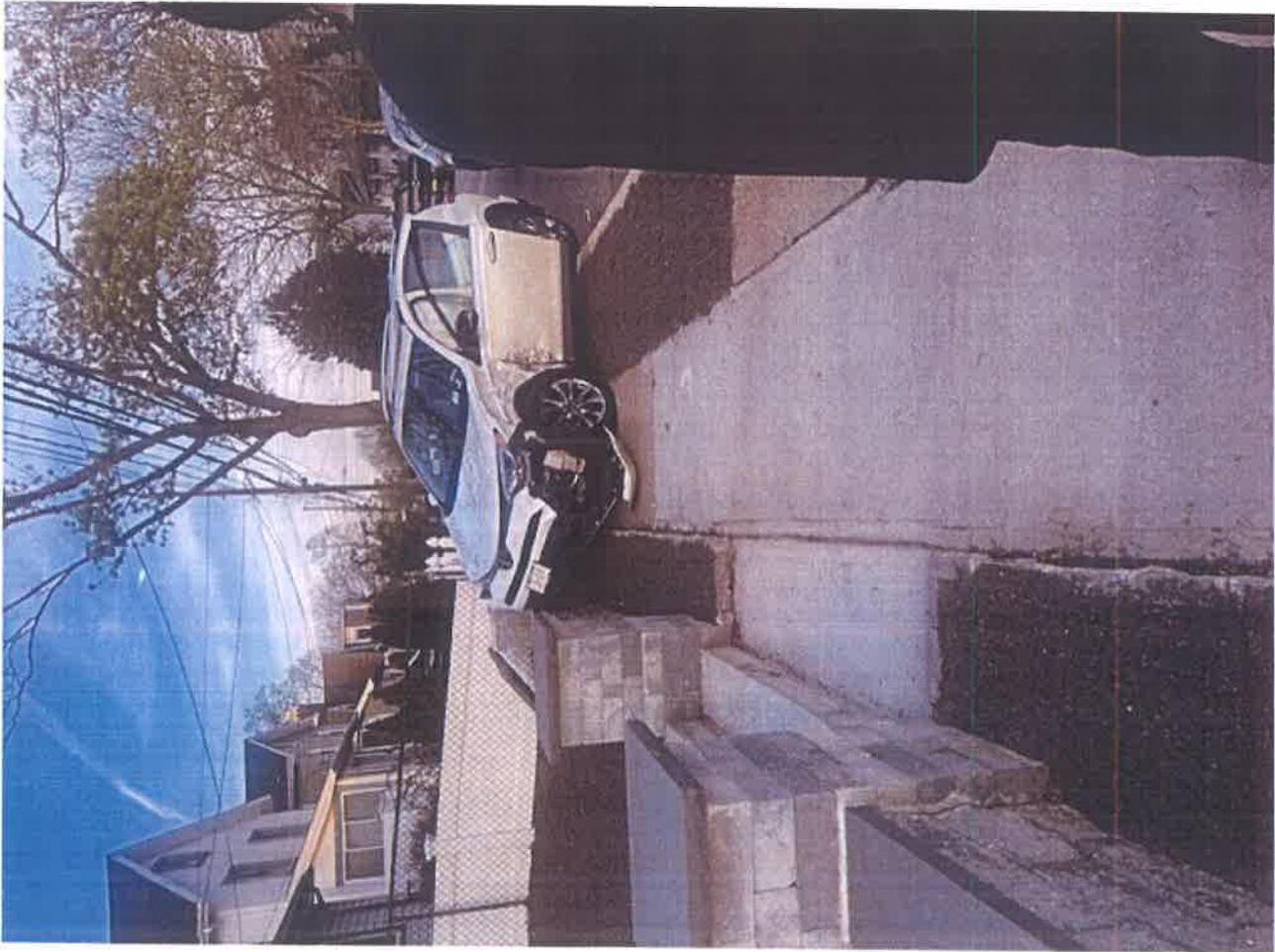
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VILLAGE OF FREEPORT, NY



RECEIVED

2025 MAY -9 1 A 10: 02

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Satish Budhan

From: Satish Budhan
Sent: Wednesday, April 30, 2025 2:19 PM
To: rmclaughlin@freeportny.gov
Cc: Sharon Sanichara
Subject: Mr. Satish Budhan/Ms Sharon Sanichara - 33 UTZ Street (Permit Pending Approval)
Attachments: Accident ; RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT); RE: (External E-mail)RE: (External E-mail)RE: To whom it may concern- Requesting a 4 WAY STOP SIGN at the intersection of 33 UTZ Steet Freeport NY and Seaman Ave (TOP URGENT)

Importance: High

Dear Deputy Village Attorney Mr. Robert McLaughlin,

I hope this message finds you well.

It was a pleasure meeting you yesterday at the Village office. Thank you sincerely for taking time out of your busy schedule to meet with my wife and me, explain the Village rules, and offer guidance regarding our current situation. Your support is greatly appreciated.

By way of reintroduction, my name is **Satish Budhan**, and I have been a proud resident of the **Village of Freeport for over five years**. My family and I are grateful to be part of such a vibrant and welcoming community.

As discussed during our meeting, I recently hired a contractor to build a **retaining wall** along the section of my property that runs parallel to **Seaman's Avenue**, extending to our driveway. The primary purpose of this wall is twofold: to **ensure the safety** of our household and to **prevent soil erosion** from washing onto the sidewalk, which has become a recurring hazard during heavy rainfalls.

Regrettably, I did not apply for a permit before beginning construction, as I was incorrectly advised that a permit was unnecessary due to the wall being only **two feet high with five pillars**. Work commenced on **Monday, April 21st**, and a **Stop Work Order** was issued the following day, **April 22nd**, which I respectfully complied with immediately.

We have since filed a **permit application** with the Village pending approval, which also includes an **extended driveway** that had previously been installed. I sincerely apologize for this oversight and for any inconvenience it may have caused to your office and the Village. As young homeowners, my wife and I are still learning the responsibilities of property ownership and had no intention of bypassing any local Village codes.

Our primary concern remains **safety**. Over the past five years, several accidents have occurred in front of our home—including most recently on **Tuesday, April 22nd**. In one earlier incident, a car veered onto our lawn. I've previously raised these concerns with the Village, most recently in an email to **Mr. Robert R. Fisenne** earlier this month. For your reference, I've attached that email along with photos from the April 22nd accident.

RECEIVED
2025 MAY - 9 11 AM 10:03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

The **driveway extension** was done to avoid being ticketed, as the rear of my vehicle extends approximately **8 inches** onto the sidewalk when parked, which the Village considers a violation. Additionally, due to **“No Standing” signs** posted along the right-hand side of **33 UTZ Street**, parking is extremely limited. Most available spots are taken by early arrivals or visitors, creating a daily inconvenience for residents on our block.

Part of the reason I moved from Queens to Freeport was to enjoy a better quality of life—something as simple as coming home and not worrying about parking should be part of that experience. The extended driveway has made a meaningful difference for us, providing peace of mind, especially during the week when alternate parking restrictions are in effect.

We have since **completed the retaining wall** after receiving written approval from **Mr. Sergio Mauras**. I’ve attached several photos that show the final work from different angles, including comparisons with neighboring properties that also feature extended driveways and retaining walls or fencing.

As per **Lisa’s request**, we plan to submit our **site plan package on Friday May 9th**, including updated photos. We are also open to meeting with the **Taxation Department** to understand if these modifications will impact our Village taxes.

Once again, thank you for your time, patience, and understanding. We sincerely hope to work collaboratively with the Village to resolve this matter and remain compliant with all local regulations. Any further guidance or support you can provide in helping the Board understand the reasoning behind our actions would be truly appreciated.

With warm regards,



Founded 1998

Satish Budhan

Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)

167-10 S Conduit Ave, Jamaica, NY 11434

MIA Office

3405 NW 115th Avenue, Miami, FL 33178

cargotours.com

RECEIVED
2025 MAY - 9 11 A 10: 03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Satish Budhan

From: Sergio A Mauras <smauras@freeportny.gov>
Sent: Wednesday, April 23, 2025 3:28 PM
To: Satish Budhan
Cc: Sharon Sanichara; Jeff Gallo; Regine Richardson; Jeff Gallo; Daniela Hernandez-Lopez
Subject: RE: (External E-mail)Mr. Satish Budhan - 33 UTZ Street (Permit Pending Approval)

Good afternoon.

I hope you and your family are well.

Generally it takes a month for review, but I will ask for our plans examiner to expedite the review. I approximate a week for review and permit issuance if everything is in order.

Thank you
Respectfully
Sergio A Mauras CEO-CFM
Superintendent of Buildings
Inc. Village of Freeport
Freeport Building Department
516-377-2241
516-377-2242

RECEIVED
2025 MAY 1 - 9 11 AM 10:03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

From: Satish Budhan <SBudhan@cargotours.com>
Sent: Wednesday, April 23, 2025 1:04 PM
To: Regine Richardson <rrichardson@freeportny.gov>; Sergio A Mauras <smauras@freeportny.gov>; Jeff Gallo <jgallo@freeportny.gov>
Cc: Sharon Sanichara <SSanichara@cargotours.com>; Sergio A Mauras <smauras@freeportny.gov>; Jeff Gallo <jgallo@freeportny.gov>
Subject: (External E-mail)Mr. Satish Budhan - 33 UTZ Street (Permit Pending Approval)
Importance: High

Dear Sergio A. Mauras,

I hope this message finds you well.

My name is Satish Budhan, a resident of the Village of Freeport for over five years. My family and I are truly grateful to be part of this wonderful community.

Recently, I hired a contractor to build a retaining wall (if that's the correct terminology) along the section of my property that runs parallel to Seaman's Avenue, extending to my driveway. The purpose of this wall is first, to ensure the safety of my household, and second, to prevent soil from continuously washing onto the sidewalk, which has become a recurring safety hazard during heavy rainfalls.

Regrettably, I did not apply for a permit prior to starting the work, as I was advised that a permit was not necessary due to the wall being only 2 feet high with 5 pillars. Work began on Monday, April 21st. However, yesterday I was issued a "Stop Work Order" by your office, which I respectfully complied with immediately. The inspectors who visited were courteous and professional, and I appreciate the clear explanation of the Village's regulations.

This morning, I visited the Village office and submitted the necessary permit application in order to proceed with the work, pending approval.

I am writing to respectfully request that your office consider expediting the review of our application as a one-time courtesy. My contractor is currently awaiting the go-ahead to complete the job, and any delay would result in additional labor costs that I would need to cover. This unexpected setback has placed financial strain on us, and I kindly ask for your assistance in helping us move forward as quickly as possible.

I sincerely apologize for the oversight and for any inconvenience caused to your team and the Village. As young homeowners, my wife and I are still learning the responsibilities that come with homeownership, and we genuinely did not intend to bypass the proper procedure.

I would also like to reiterate that our main reason for constructing the retaining wall is safety. Over the past five years, multiple accidents have occurred in front of our property, including one just this morning. In a previous incident, a car ended up on our lawn. I have raised these safety concerns with the Village before, most recently with **Mr. Robert R. Fisenne** earlier this month. For your reference, I've attached a copy of my email to him as well as photos from this morning's incident.

I'd like to extend my gratitude to your team for their assistance today, particularly **Mr. Jeff Gallo** and **Ms. Regine Richardson**, who were extremely helpful and patient during the application process.

Thank you very much for your time and consideration. I truly hope you can support our request for an expedited review so we can bring this project to completion, in full compliance with Village guidelines, and at a manageable cost.

With best regards

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2025 MAY -9 1 A 10: 03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



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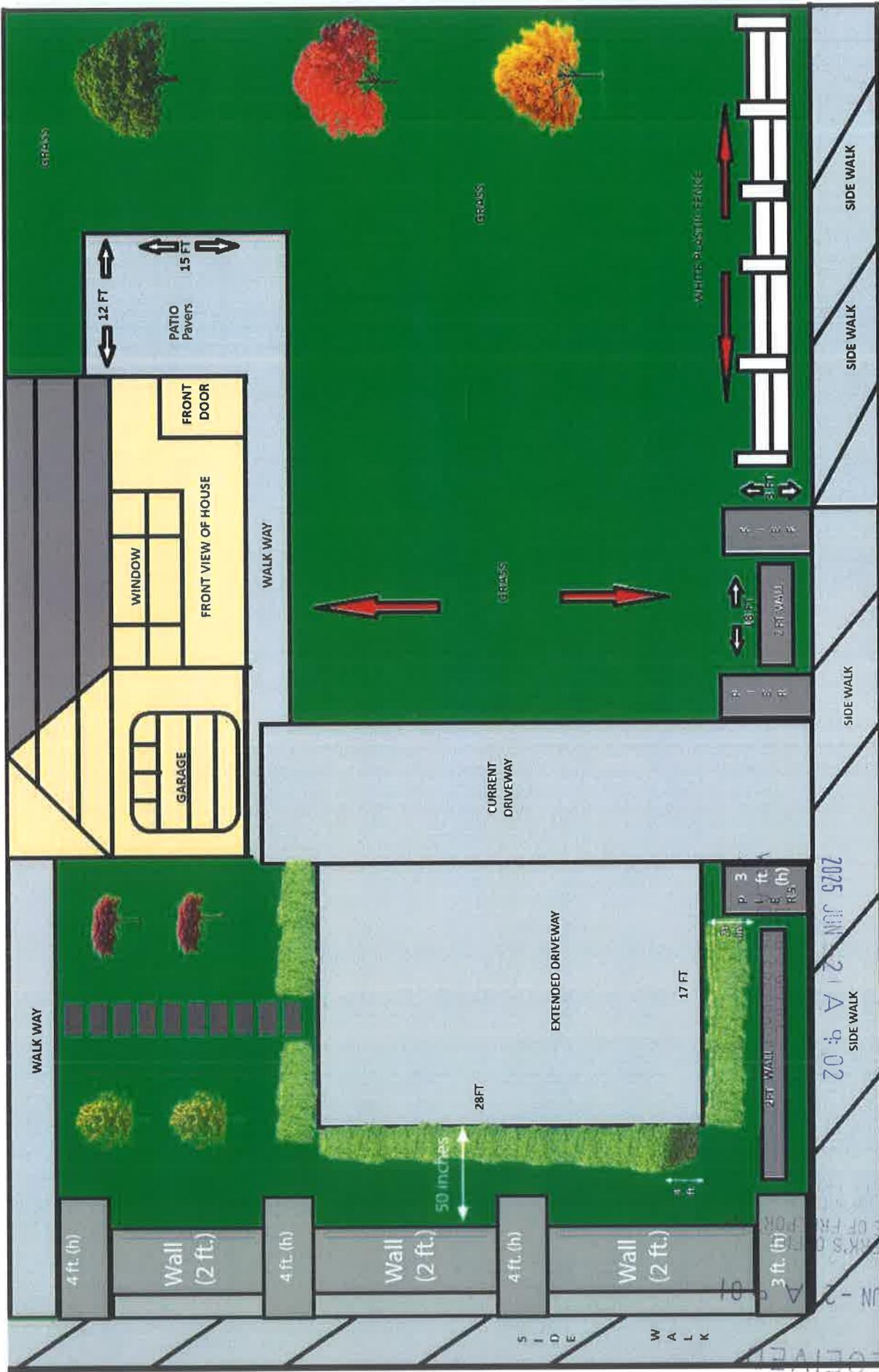
Satish Budhan

Ocean Export -
Phone: 718.723.2000 x17
Fax: 718.723.8440

SBudhan@cargotours.com

Main Office (JFK)
167-10 S Conduit Ave, Jamaica, NY 11434

33 Utz Street



CONTRACTOR
PLAN
TTL BRICE MASONRY, INC.
10 DANIEL PITTI
35 FIFTH ST
EAST NORTHPORT, NY 11731



SEAMANS
AVENUE



2025 JUN 21 A 9:02

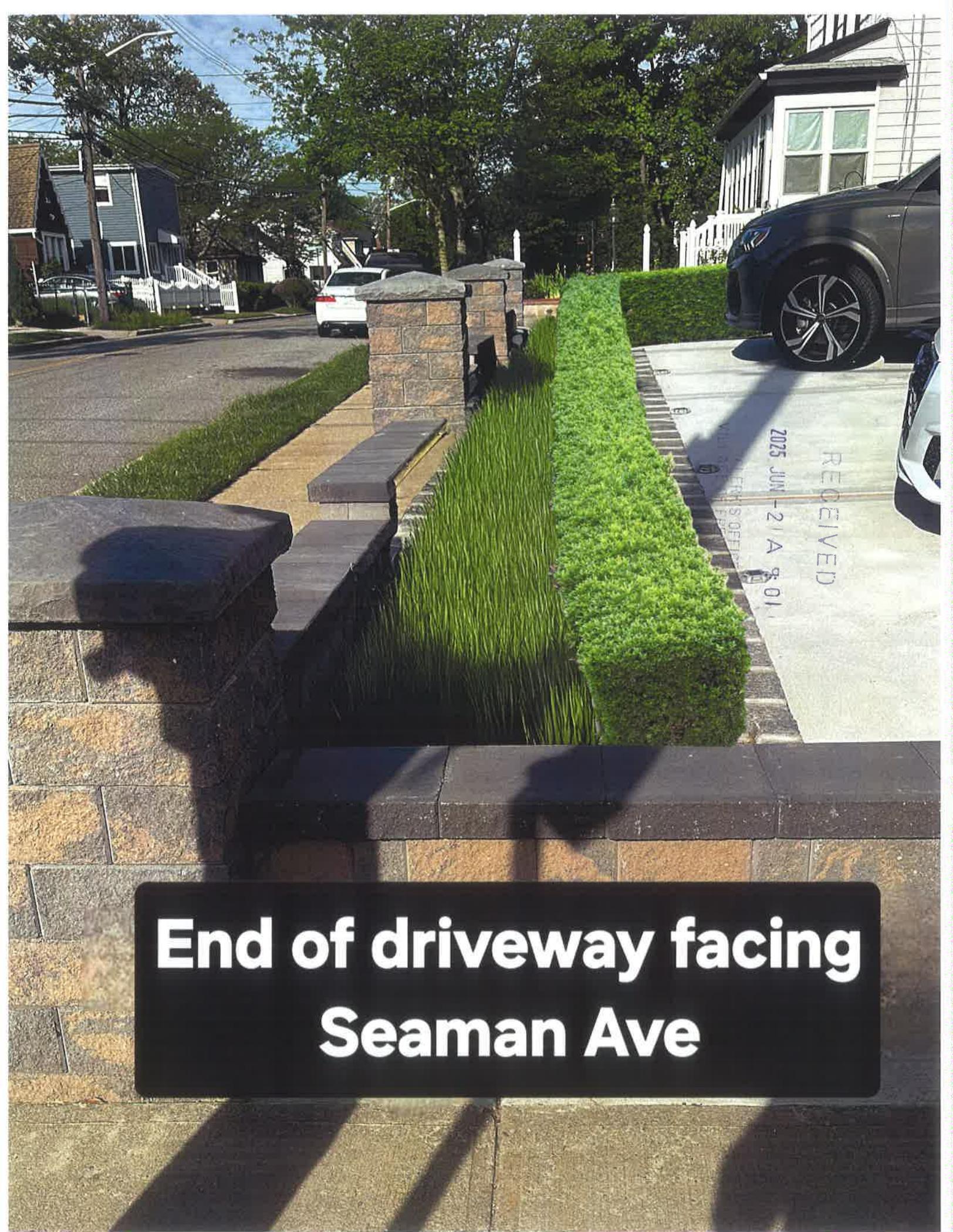
RECEIVED

33 UTZ STREET

2025 JUN 21 A 9:01
RECEIVED
VILLAGE OF HUNTERS
OFFICE OF THE
TOWN CLERK



**End of driveway facing
Utz Street**



**End of driveway facing
Seaman Ave**



IVED
01
NY

Application Date: 5/20/25
Fees Paid: \$225.00

SP# 3829

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: 191 ROSE ST Freeport ZONING DISTRICT Res AA
SECTION 102 BLOCK 133 LOT 4 LOT SIZE: 24,465

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Mark Anthony Munisteri</u>	Name: <u>ORASTHINA M Abreu</u>
Address: <u>1503 Bellmore Ave</u> <u>Bellmore NY 11710</u>	Address: <u>191 ROSE ST Freeport</u> <u>NY 11520</u>
Telephone #: <u>5164091900</u>	Telephone #: <u>516-426-0707</u>

Attorney Name: Mark Anthony Munisteri PA Address: 1503 Bellmore Ave
(optional) Phone #: 5164091900 Bellmore, NY 11710

Present Land Use: single family Proposed Land Use: single family

Description of Proposed Work: Proposed 384 sf 1st floor + 363 sf 2nd
floor side additions, 400 sf rear covered deck, 32 sf rear
balcony + 56 sf Rear uncovered deck

I request a preliminary meeting: YES NO

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

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 20
day of March, 2025
Ashley Rachel Lowe
Notary Public

3/20/25
DATE
ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 20
day of March, 2025
Ashley Rachel Lowe
Notary Public

3/20/25
DATE
ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

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: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 21, 2025

Orasthina Abreu
191 Rose St
Freeport, NY 11520

RE: 191 Rose St, Freeport, NY 11520

**Zoning District – Residence AA Sec. 62 Blk. 133, Lot 4
Building Permit Application #20254119**

Description: Proposed 384sf 1st floor and 363sf 2nd floor side additions, 400sf rear covered deck, 32 Sf rear balcony & 56sf rear uncovered deck.

Dear Sir/Madam

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

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

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

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

Very truly yours,

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

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20254119

Location: 191 Rose St, Freeport NY 11520

Applicant: Orasthina Abreu

Description: Proposed 384sf 1st floor and 363sf 2nd floor side additions, 400sf rear covered deck, 32 Sf rear balcony & 56sf rear uncovered deck.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 21, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

VILLAGE OF FREEPORT, NY

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information	
Name of Action or Project: <i>Abreu Residence</i>	
Project Location (describe, and attach a location map): <i>191 Rose St Freeport, NY 11520</i>	
Brief Description of Proposed Action: <i>proposed 1st + 2nd floor additions w/ basement, 1st + 2nd floor interiors, rear wood covered deck, balcony</i>	
Name of Applicant or Sponsor: <i>Mark Anthony Munster</i>	Telephone: <i>516 4091900</i> E-Mail: <i>info@markiter.com</i>
Address: <i>1503 Bellmore Ave</i>	
City/PO: <i>Bellmore</i>	State: <i>NY</i> Zip Code: <i>11710</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO <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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<i>0.562</i> acres <i>0</i> acres <i>0.562</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	RECEIVED TOWN'S OFFICE OF FREEPORT, NY MAY 2011 A 9:45

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input 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 type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____	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
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

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

Applicant/sponsor name: Mark Anthony Munisten Date: 2/24/25

Signature: _____

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

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

FEB 25 2025	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

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 VILLAGE OF FREEPORT, NY

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

516 4260707
TINA

FEB 25 2025

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254119
Filing Date 2/25/25

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 191 ROSE STREET ZONING DISTRICT AA

BETWEEN S BAYVIEW AVE AND ROOSEVELT AVE

SECTION 62 BLOCK 133 4 APPROX. LOT SIZE 150 X 163.4 LOT AREA 24,465

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

A. TYPE OF IMPROVEMENT

1 New building

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

3 Swimming Pool

4 Repair (replacement)

5 Bulkhead (New, Repair)

6 Fence

7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family

12 Two families

13 Apartment - Enter No. of Units _____

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

15 Garage or Accessory Structure

16 Other - Specify _____

NON-RESIDENTIAL - Complete Part "E"

17 Industrial

18 Office, bank, professional

19 Store, mercantile

20 Church, other religious

21 Hospital, institutional

22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 475,000

D. DESCRIPTION OF PROJECT partial
Proposed 1st + 2nd floor addition
with basement, 1st + 2nd floor
interior alts, rear wood covered deck
balcony

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Orasthina Abreu</u>	<u>191 Rose Street</u> <u>Freeport, NY 11520</u>	<u>516 4260707</u>
2. Contractor	<u>TAS Construction</u>	<u>1650 Bridge St</u> <u>Memick, NY 11566</u>	<u>516 3787176</u>
3. Architect or Engineer	<u>Mark Anthony Munitzer</u>	<u>6103 Bellmore Avenue</u> <u>Bellmore, NY 11710</u>	<u>516 4091900</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. 684374 Company _____ Exp. Date 4/26/25

TOM Spohrer Contractor or Owner TAS Construction

Address 1650 Bridge St Phone Memick, NY 11566

State of New York

County of Nassau

Orasthina Abreu being duly sworn, says that she is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 24 day of February, 2025

Ashley Rachel Lowe Notary Public
Nassau County, N.Y.

[Signature] (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flr Square Feet

of Fixtures

of Floors

Occup. Type

ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01106428111
Qualified in Nassau County
My Commission Expires 02/07/2026

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____

Superintendent of Buildings

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SIDING: COLOR/ MATERIAL: WHITE STUCCO

FASCIA & SOFFIT: COLOR/ MATERIAL: BLACK ALUMINUM

ROOFING: COLOR: BLACK ASPHALT GAF ROOFING SHINGLES

WINDOWS/ DOORS: MAKE/ MODEL/ COLOR: BLACK TRIM, ANDERSON WINDOWS

WINDOW TRIM: COLOR/ MATERIAL: PVC, BLACK, ANDERSON

CORNER TRIM: COLOR/ MATERIAL: PVC BLACK ALCOA

GUTTERS/ LEADERS: COLOR/ MATERIAL: SEAMLESS ALUMINIMUM BLACK

EXPOSED FOUNDATION: COLOR/ FINISH- WHITE

COLUMNS: COLOR/ SHAPE/ MATERIAL- WHITE PVC SQUARE COLUMBS

PORCH TRIM: COLOR/ MATERIAL: BLACK PVC

RAILING: COLOR/ MATERIAL: BLACK ALUMINUM (TREX)

DECKING: COLOR/ MATERIAL: Grey Trex

SKIRTING: COLOR/ MATERIAL: White Azek Panels

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CLERK'S OFFICE
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193 ROSE STREET FREEPORT, NY 11520





173 ROSE STREET FREEPORT, NY 11520

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VILLAGE OF FREEPORT, NY



180 ROSE STREET FREEPORT, NY 11520 ON THE LEFT

176 ROSE STREET FREEPORT, NY 11520 ON THE RIGHT

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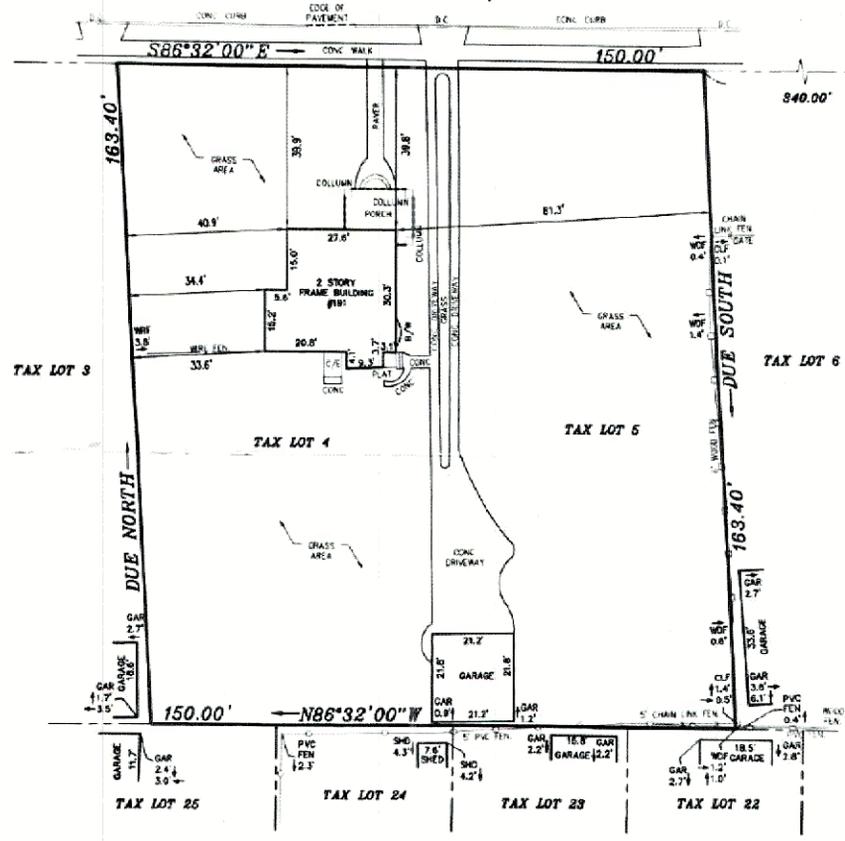
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VILLAGE OF FREEPORT, NY

SYMBOL LEGEND

MONUMENT END	MANHOLE	TEST HOLE
1" IR END	7" INLET	TREE
2" IR SET	12" INLET	SHRUB
SPOT ELEVATIONS	HARD INLET	BOLLARD
UTILITY POLE	HARD INLET	WETLAND FLAG
UTILITY WIRE	ELECTRIC METER	CANT. CANT. FLAG
UTILITY POLE W/ LIGHT	GAS METER	FE FENCE
LIGHT POLE	WATER METER	MAN. MANSORY
SIGN	GAS VALVE	FLAT PLATFORM
PVC FENCE (PVC)	WATER VALVE	A.W. WINDOW WELL
STOCKADE FENCE (C/O)	R/O ROOF OVERHANG	H/W BAY WINDOW
CHAIN LINK FENCE (C/O)	R/O INSURSED CURB	C/A CELLAR ENTRANCE
WIRE FENCE	D.O. UNEXPRESSED CURB	A/C UNIT
PIPE HYDRANT	D.O. GENERALLY ON LINE	STAKE
CROSS CUT	R/O.W. RIGHT OF WAY	
ON LINE		

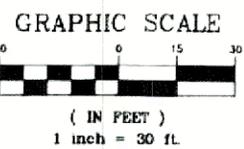
THE BEARINGS SHOWN HEREON ARE
BASE ON LIBER 24354 PAGE 41

ROSE STREET
(50' WIDE)



CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 9th fl 7102 MAY 20 11 46
 ROOSEVELT AVENUE
 ROOSEVELT STREET
 ROOSEVELT PLACE

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LOT AREA
24,465.15 S.F.
0.56 AC.



SCALICE
land surveying
mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

SURVEY OF PROPERTY
191 ROSE STREET, FREEPORT, NEW YORK 11520
SITUATE
VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK

DR: MC	CREW: JG	SCALE: 1" = 30'	TAX MAP NO. 62-133-4 & 5
DATE SURVEYED: 09/25/2024		JOB No. N24-5331	

THE UNAUTHORIZED ALTERATION OR REMOVAL OF ANY MONUMENT OR MARKER SHOWN ON THIS SURVEY IS A VIOLATION OF SECTION 130-A OF THE SURVEYING AND MAPPING LAW. THE SURVEYOR'S OBLIGATION IS TO PROVIDE A TRUE AND CORRECT COPY OF THIS SURVEY TO THE CLIENT AND TO THE RECORDING OFFICE. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE MONUMENTS AND MARKERS SHOWN ON THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

Application Date: 5/20/25
Fees Paid: \$225.00

SP# 3830

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: 39 Lexington Ave ZONING DISTRICT Residence A
SECTION 54 BLOCK 082 LOT 5 LOT SIZE: 1/8

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same As owner</u>	Name: <u>Alison Thompson-D. Aquino</u>
Address:	Address: <u>39 Lexington Avenue</u> <u>Freeport, N.Y. 11520</u>
Telephone #:	Telephone #: <u>718-708-1697</u>

Attorney Name: N/A Address: _____
(optional) Phone #: _____
Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Installing 12x16 hard top
screen house gazebo in my back.

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 19
day of May, 2025
Mesheena C. Little
Notary Public

MESHESSNA C LITTLE DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-26-2025

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 19
day of May, 2025
Mesheena C. Little
Notary Public

MESHESSNA C LITTLE DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6066956
Qualified in Nassau County
My Commission Expires 11-26-2025

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MAY 20 2025
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

May 15, 2025

Alison Thompson
39 Lexington Ave
Freeport, NY 11520

RE: 39 Lexington Ave Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 082, Lot 5
Building Permit Application #20254158
Description: Proposed 12' x 16' hardtop screen house gazebo in rear yard.

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

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MAY 20 2025

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20254158

Location: 39 Lexington Ave, Freeport NY 11520

Applicant: Alison Thompson

Description: Proposed 12' x 16' hardtop screen house gazebo in rear yard.

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)

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

MAY 20 2025

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dated: May 15, 2025

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

2025 4158

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):							
Brief Description of Proposed Action: <i>Installing 12 x 16 Hardtop Screen house Gazebo.</i>							
Name of Applicant or Sponsor: <i>Alison Thompson-DeAguiar</i>		Telephone: <i>718-708-1697</i>					
Address: <i>39 Lexington Avenue</i>		E-Mail: <i>alisond34@icloud.com</i>					
City/PO: <i>Freeport</i>		State: <i>N.Y.</i>	Zip Code: <i>11520</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<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 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"/>						
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? _____ acres			<div style="text-align: right;">RECEIVED</div> <div style="text-align: center;">MAY 20 2025</div> <div style="text-align: center;">CLERK'S OFFICE VILLAGE OF FREEPORT, NY</div>				
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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

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

Applicant/sponsor name: Alison Thompson-DeAguiar Date: 3/31/25

Signature: 

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

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

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

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

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VILLAGE OF FREEPORT, NY

<input 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)

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>39 Lexington Avenue</u> <small>(No.) (Street)</small>	ZONING DISTRICT _____
	BETWEEN <u>S. Long Beach Ave</u> AND <u>Taft Place</u> <small>(Cross Street) (Cross Street)</small>	
	SECTION <u>54</u> BLOCK <u>082</u> LOT <u>5</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$4,019.11</u>	D. DESCRIPTION OF PROJECT <u>12x16 Hardtop Screen House/ Gazebo</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>Alison Thompson-DeAguiar</u>	<u>39 Lexington Avenue</u> <u>Freeport, N.Y. 11520</u>	<u>718-708-1697</u>
2. Contractor			
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 _____

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Contractor or Owner _____ (Print)
 Address _____
 Phone _____

State of New York
 County of Nassau Alison Thompson-DeAguiar being duly sworn, says that she is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 31st day of March, 2025

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

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

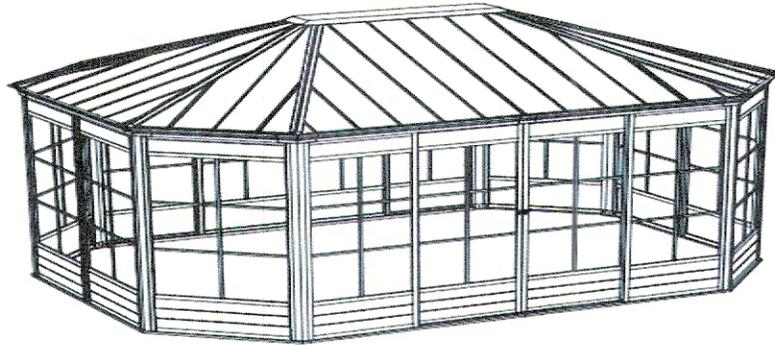


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Outdoor Gazebo / Gazebo extérieur / Gazebo para exteriores
ITM. / ART. 1452580
MODEL / MODÈLE / MODELO A102010800



Not Included / Non Compris / No Incluidas



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Features:

- Brown Weather-Resistant Powder-Coated Finish on a Rust-Resistant Galvanized Steel Roof
- Durable White Powder-Coated Frame Finish on a Rust-Resistant Frame
- Overall Dimensions 12' L x 16' W x 9.8' H
- Door Opening 5.2'
- Door Height Clearance 6.9'

Color: Tan

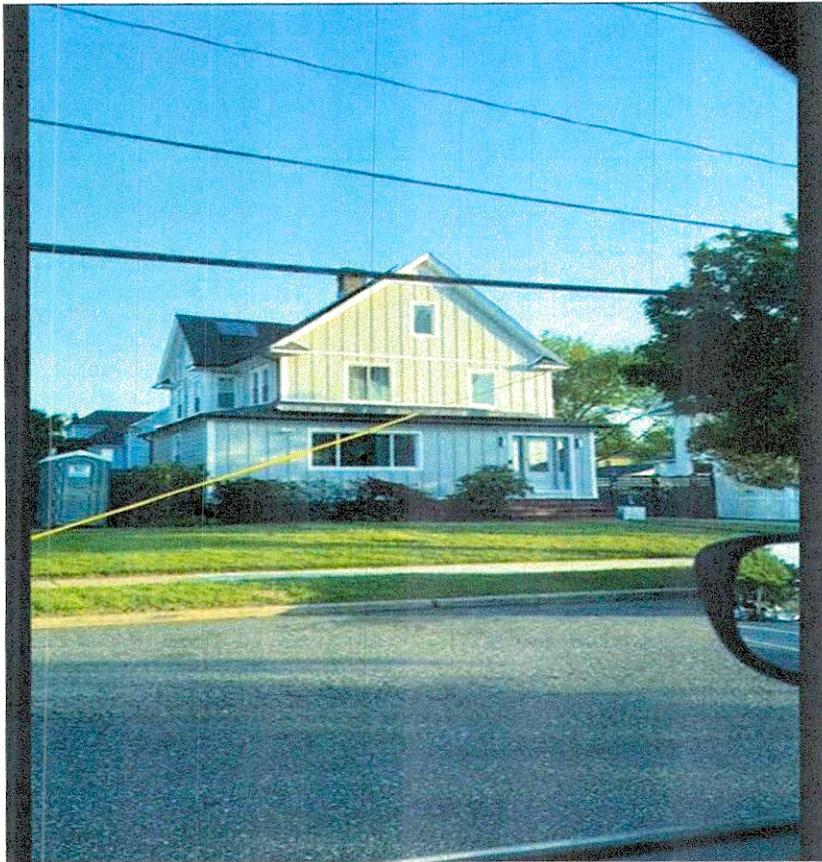
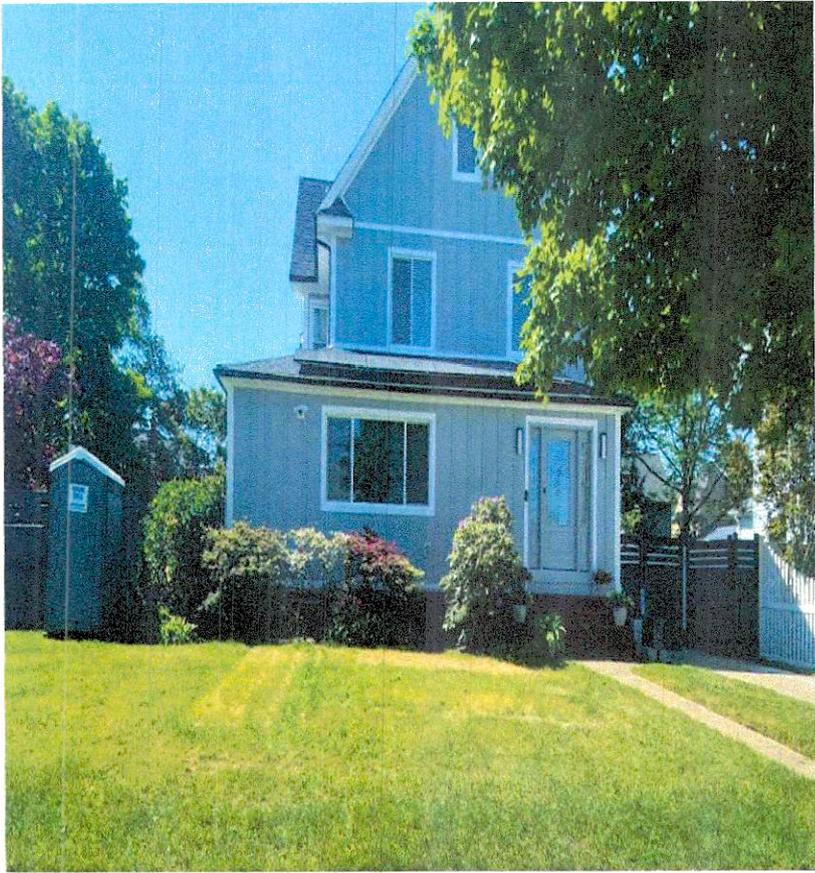


Brand	Sunjoy
Frame Material	Aluminum
Gazebo Roof Type	Hardtop
Roof Dimensions	12 ft. x 16 ft.
Structure Shape	Octagonal
Online Only	Online Only

VILLAGE OF FREEPORT, NY
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MAY 20 2025

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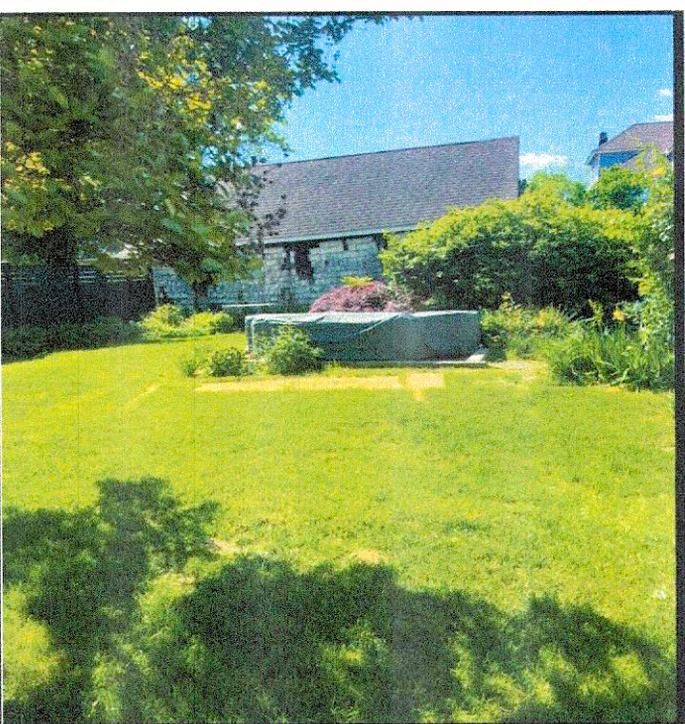
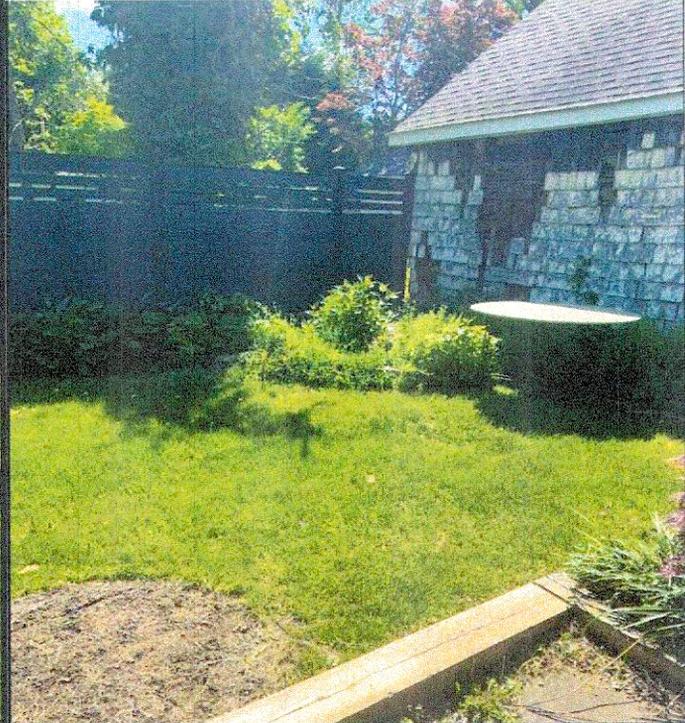
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VILLAGE OF FREEPORT, NY

Application Date: 5/20/25
Fees Paid: 0.00

SP# 3831

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: 122 Garden Place ZONING DISTRICT Residence A
SECTION 62 BLOCK 92 LOT 6 LOT SIZE: 5,000 sq ft

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Thomas Pititto</u>			Name: <u>Elena Dhing</u>
Address: <u>536 6th St</u> <u>West Babylon, NY 11704</u>			Address: <u>122 Garden Place</u> <u>Freeport</u>
Telephone #: <u>631-957-5555</u>			Telephone #: <u>516-480-9565</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential
one family

Proposed Land Use: Residential
one family

Description of Proposed Work: Proposed second story addition

I request a preliminary meeting: YES NO

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

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

YES

NO

APPLICANT'S SIGNATURE

DATE

Sworn to before me this 14th
day of MAY, 2025

Fran Dufresne
Notary Public State of New York
No 01DU6104815
Qualified in Suffolk County
Commission Expires Feb 02, 2028

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2025 MAY 20 11:32:29
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Notary Public

Property Owner's Consent:

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

PROPERTY OWNER'S SIGNATURE

DATE

Sworn to before me this 14th
day of MAY, 2025

Fran Dufresne
Notary Public State of New York
No 01DU6104815
Qualified in Suffolk County
Commission Expires Feb 02, 2028

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: _____



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 16, 2025

2025 MAY 20 1 P 3:29
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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Elena Dhima
122 Gordon Pl
Freeport, NY 11520

RE: 122 Gordon Pl, Freeport, NY 11520
Zoning District – Residence A Sec. 62 Blk. 92, Lot 6
Building Permit Application #20254097
Description: Proposed extension of second floor totaling 755sf.

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

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. 20254097

Location: 122 Gordon Pl, Freeport NY 11520

Applicant: Elena Dhima

Description: Proposed extension of second floor totaling 755sf.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 16, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

**617.20
Appendix B
Short Environmental Assessment Form**

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Dhima			
Project Location (describe, and attach a location map): 122 Gordon Place Freeport, NY 11520			
Brief Description of Proposed Action: Proposed Secocnd story additon			
Name of Applicant or Sponsor: Elena Dhima		Telephone: 516-480-9565	
		E-Mail:	
Address: 122 Gordon Place			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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 type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>3,000</u> Sq. feet	
b. Total acreage to be physically disturbed?		<u>8</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>5,000</u> Sq. feet	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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
_____ FREEPORT BUILDING DEP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Elena Dhima</u>		Date: <u>1/15/25</u>
Signature: <u><i>Elena Dhima</i></u>		

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

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

	JAN 31 2025 FREEPORT BUILDING DEP	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)

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254097

Filing Date 1/31/25

JAN 31 2025

Application for Erection of Buildings or Alterations

FREEPORT BUILDING DEPT

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

I. LOCATION OF BUILDING

AT LOCATION 122 Gordon ZONING DISTRICT RES A

BETWEEN Front Street AND Ry Street

SECTION 62 BLOCK 92 LOT 6 APPROX. LOT SIZE 2 LOT AREA

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

A. TYPE OF IMPROVEMENT

1 New building

2 Addition-Alteration (If colorful, enter number of new building units added. If none-state none)

3 Swimming Pool

4 Repair (specify)

5 Sublet (New, Renew)

6 Fence

7 Moving (specify)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family

12 Two families

13 Apartment - Enter No. of Units

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

15 Garage or Accessory Structure

16 Other - Specify

NON-RESIDENTIAL - Complete Part "E"

17 Industrial

18 Office, bank, professional

19 Store, mercantile

20 Church, other religious

21 Hospital, institutional

22 Other - Specify

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 65000

D. DESCRIPTION OF PROJECT

Proposed second story addition

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, ZIP	TEL. NO.
1. Owner or Lessee	<u>Elena Dhima</u>	<u>122 Gordon Place</u> <u>Freeport, NY 11520</u>	<u>516-480-9565</u>
2. Contractor	<u>Dormer King</u>	<u>536 6th Street</u> <u>West Babylon, NY 11704</u>	<u>315-647-6288</u>
3. Architect or Engineer	<u>Robert Rohena</u>	<u>125 East Lake AVE</u> <u>Massapequa Park, NY 11762</u>	

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workers' Compensation Law.

Workers' Compensation Certificate No. 24625 Company NYSP Exp. Date 10/2025

Contractor or Owner Dormer King Inc

Address 536 6th Street West Babylon, NY 11704

Phone 631-957-5555

State of New York

County of Nassau

City of Freeport

I, She being duly sworn, depose that she is the contractor or owner of the above mentioned building. That the facts of the above application plus the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and agree to perform on all applicable laws of this jurisdiction.

Executed to believe me this day of , 20

Elena Dhima
Notary Public, County, N.Y. (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE?

IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 790

Upper Flr Square Feet 332

of Fixtures 3

of Floors 1

Occup. Type Residential

VI. VALUATION (Include the Subd)

Building Permit Number

Building Permit Issued

Building Permit Fee \$

Approved by:

Superintendent of Buildings

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122 Gordon Place

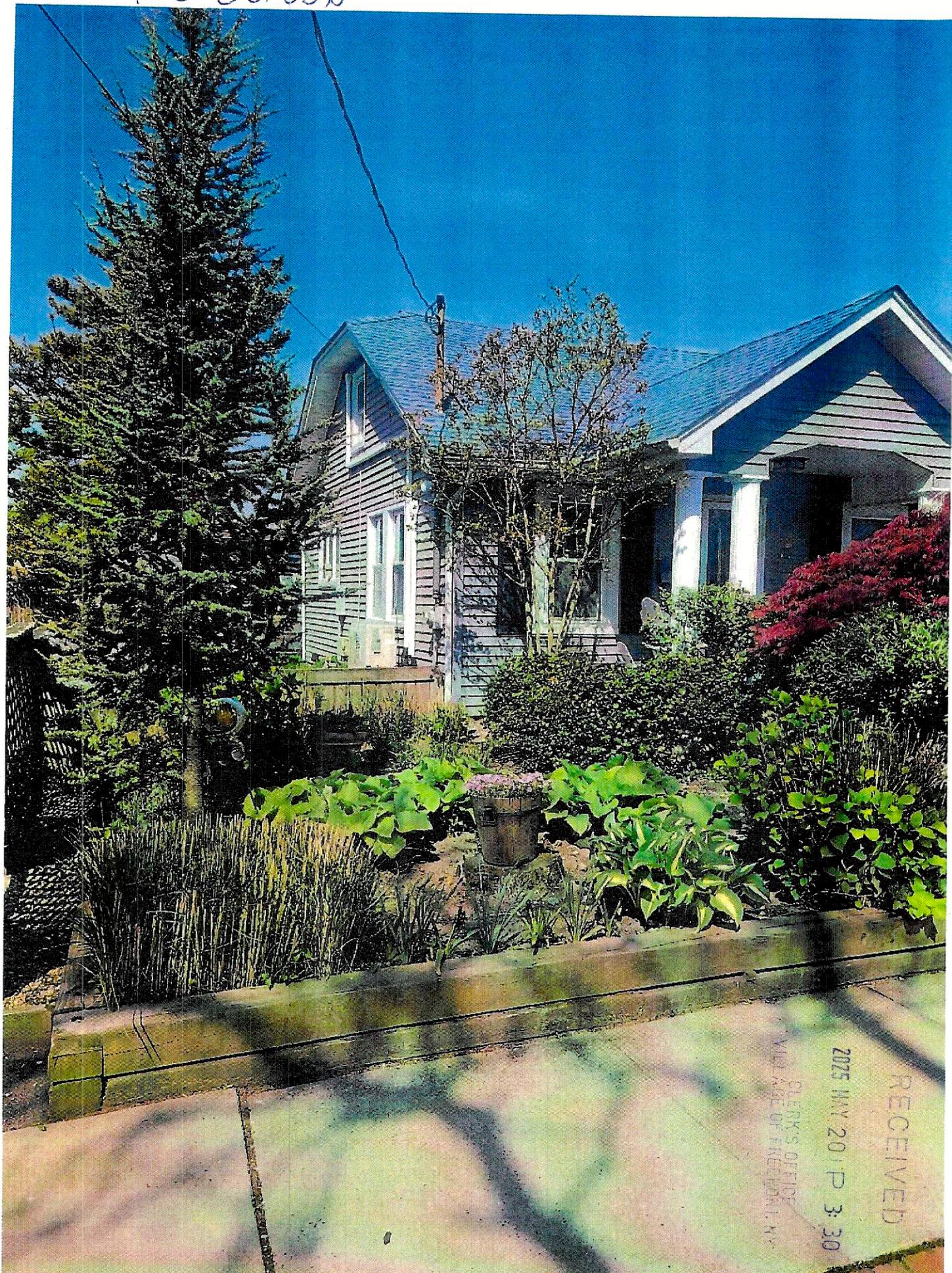




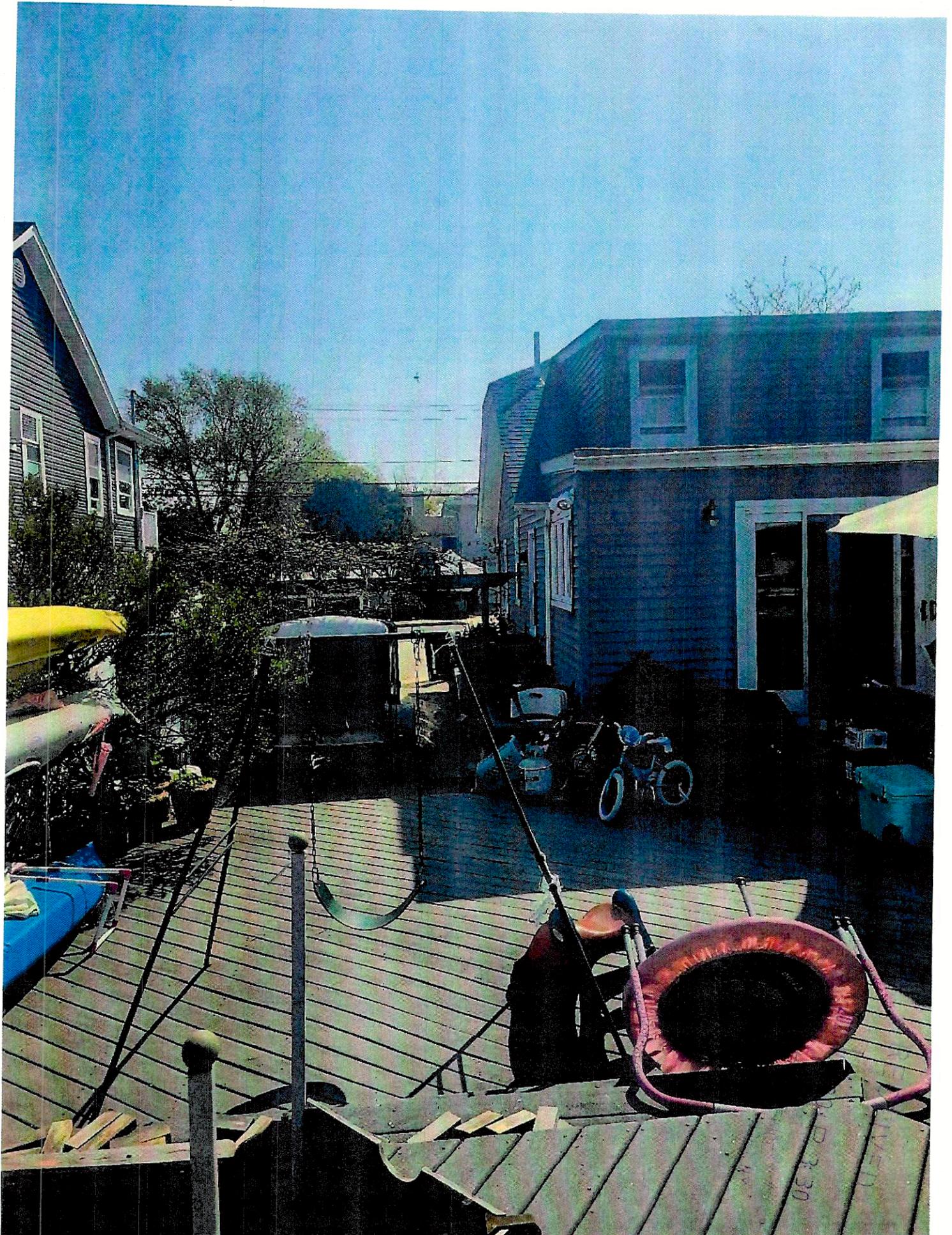
122 Gerda Pkwa



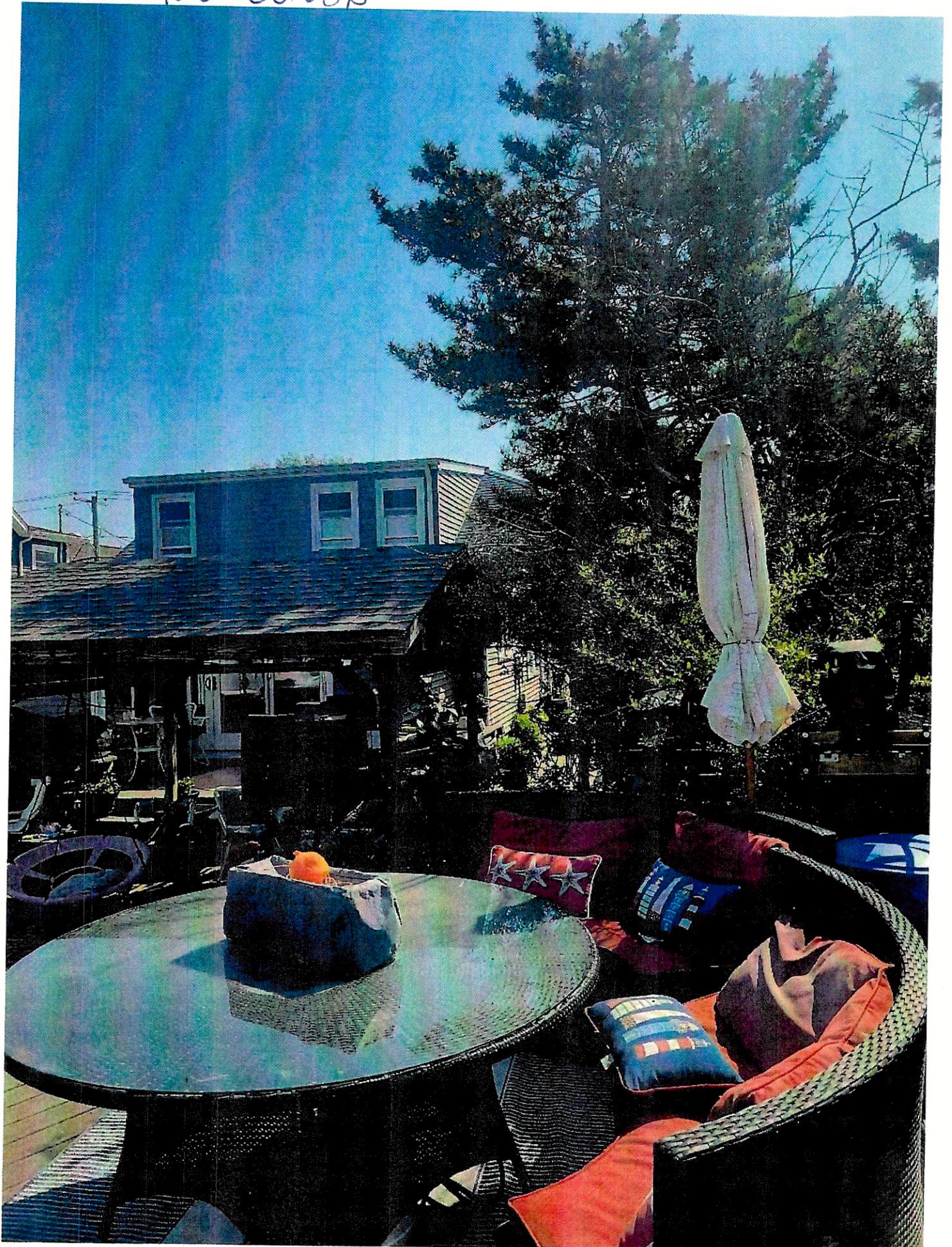
122 Gordon



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122 Gordon



120 Gordon place



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130 Gordon Place



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129 Gordon Place



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123 Gordon place



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121 Gordon Place



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BUILDING SETBACKS
HOUSE CLOSEST FRONT SETBACK

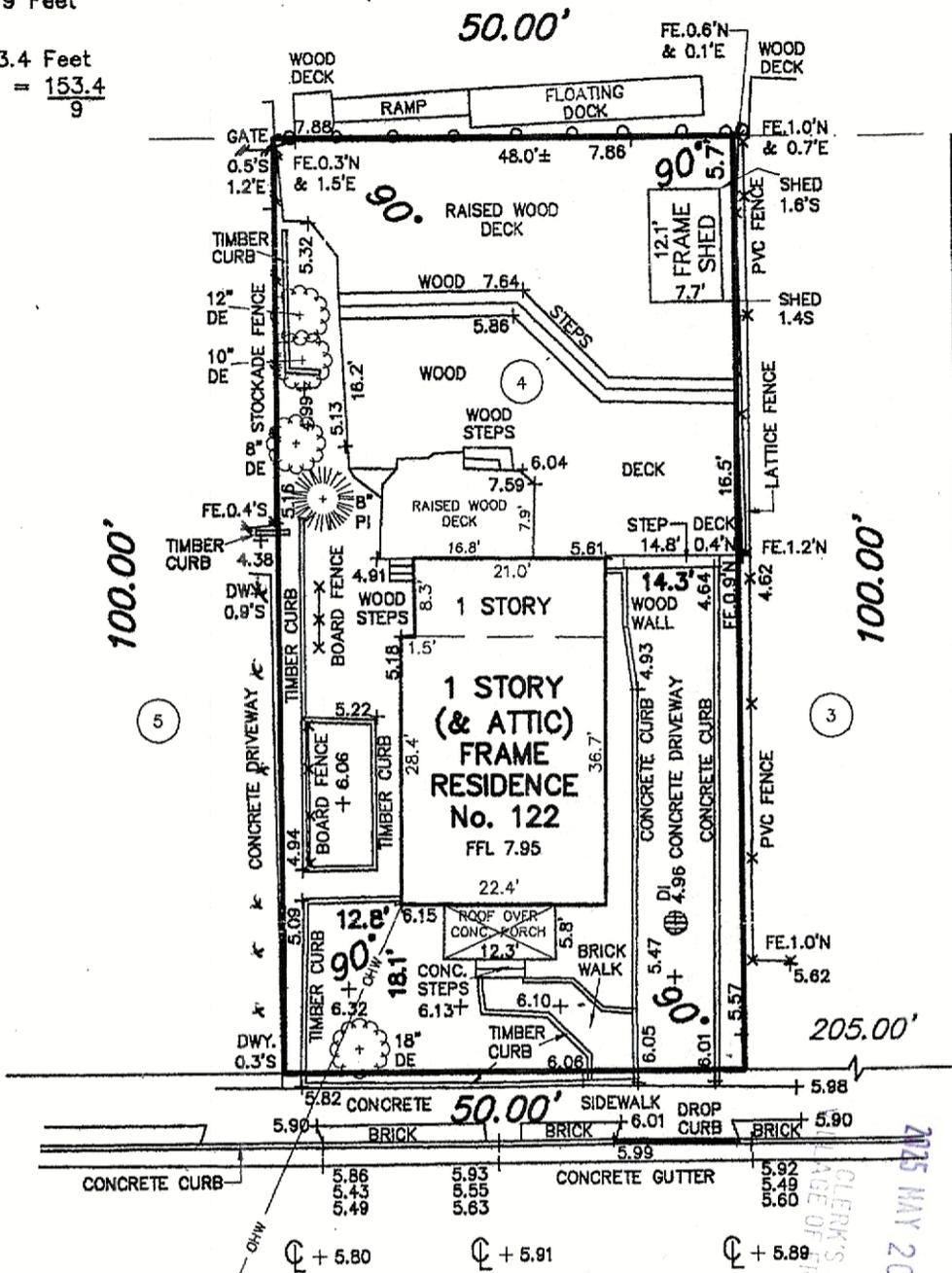
#120 Gordon Pl.	11.3 Feet
#130 Gordon Pl.	10.7 Feet
#134 Gordon Pl.	20.0 Feet
#138 Gordon Pl.	19.7 Feet
#142 Gordon Pl.	19.6 Feet
#146 Gordon Pl.	19.8 Feet
#118 Gordon Pl.	11.6 Feet
#71 President St.	19.8 Feet
#110 Gordon Pl.	20.9 Feet

Total 153.4 Feet
through 9 houses = $\frac{153.4}{9}$

Average Front Yard Setback
Within 200 Feet = 17.0 Feet

GORDON CHANNEL

(PARALLEL WITH GORDON PLACE)



LEGEND

- UTILITY POLE
- OVERHEAD WIRE
- DROP INLET
- PINE TREE
- DECIDUOUS TREE
- CENTER LINE ROAD
- DENOTES TAX MAP LOT NUMBER

122 GORDON PLACE

NOTE: Described Property being Lot 4, Block 92, Section 62 of the Nassau County Land and Tax Map.

ELEVATIONS SHOWN ARE IN NASSAU COUNTY DATUM.

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

PREPARED FOR: DONALD FORMAN AND MAUREEN FORMAN
MAP OF: SPORTSMANS HARBOR SECTION NO. 1
(SEE NOTE ABOVE)

LOCATED AT: Incorporated Village of FREEPORT
COUNTY OF: Nassau, New York
CERTIFIED TO:

Filed: July 22, 1926
Case No.: 659

TITLE No.: NA
SCALE: 1" = 20'

SURVEYED ON: May 3, 2007

AK ASSOCIATES
PROFESSIONAL LAND SURVEYORS
15 CLINTON AVENUE
ROCKVILLE CENTRE, NEW YORK 11570
Tel:(516) 678-9610 - Fax:(516) 678-0348

RALPH ANDERSON
N.Y. LIC. No. 49482

DANIEL A. KADYSZEWSKI
N.Y. LIC. No. 50238

Handwritten signature

DIST: NA

SEC: 62

BLOCK: 92

LOT(S): 4

DRAWN BY: JD

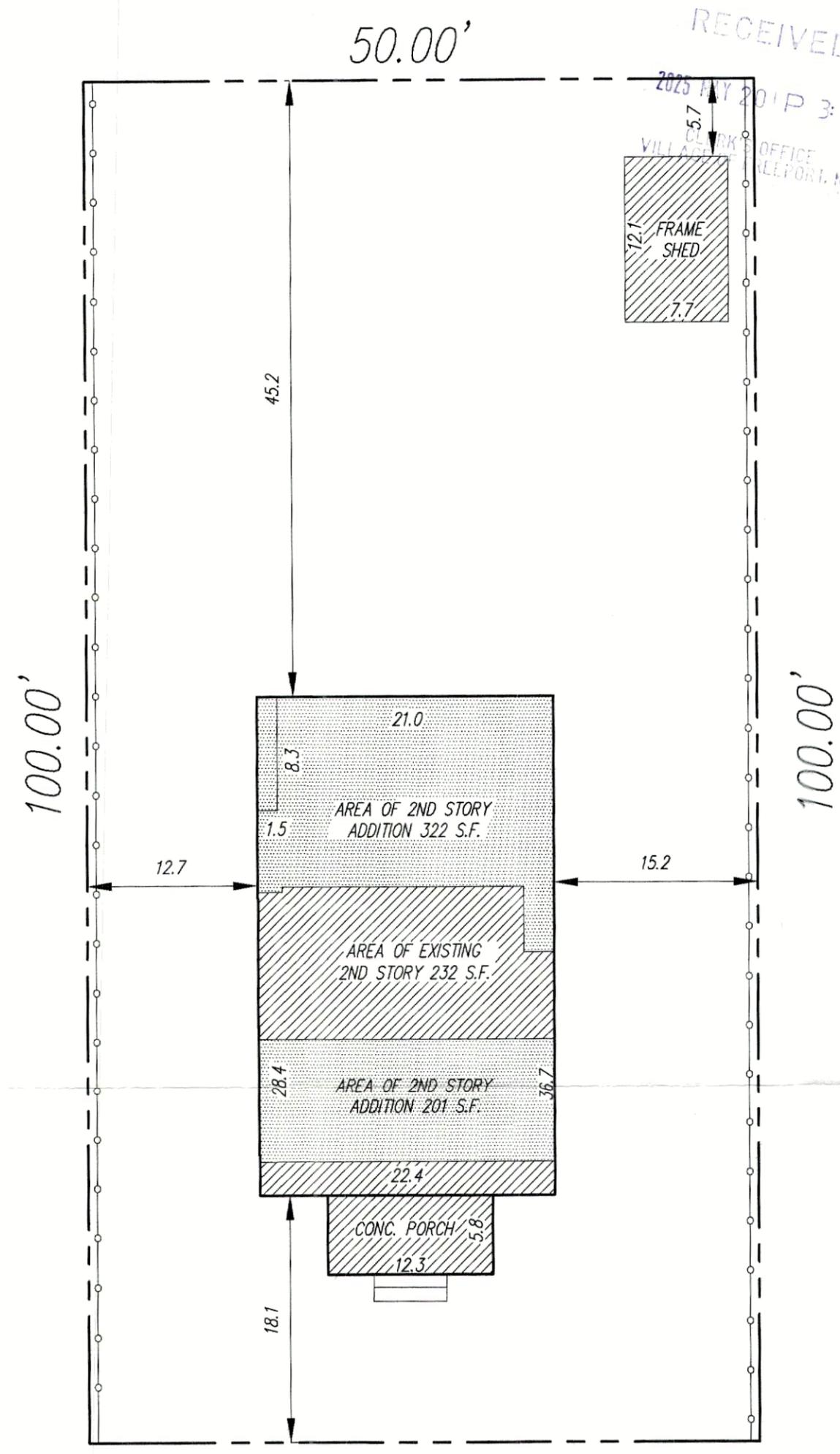
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VILLAGE OF LEPPORT, NY



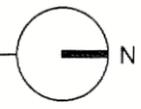
50.00'
GORDON PLACE
50.00'

PLOT PLAN LEGEND	
	AREA OF EXISTING
	AREA OF NEW WORK
	PROPERTY LINE
	SETBACK LINE
	ENTRANCE TO DWELLING

1

Plot Plan

SCALE: 1"=10'-0"



RRAD
Robert Roberson
Architecture + Design
516-761-0169 | RobertARoberson@gmail.com

DATE: 5/6/25
SCALE: AS NOTED

SEAL & SIGNATURE:

SHEET NUMBER:
PP-1
DRAWING TITLE:
PLOT PLAN

122 Gordon Place
2ND STORY ADDITION

General Notes

- ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK.
- ALL WORK SHALL CONFORM TO THE NEW YORK STATE ENERGY CONSERVATION CODE (LATEST EDITION).
- THE ARCHITECT STATES THAT TO THE BEST OF HIS KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE NEW YORK STATE CODE.
- THE HVAC SUBCONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE INSTALLATION OF ALL HVAC EQUIPMENT AS NOTED ON THE DRAWINGS. ALL WORK SHALL BE IN COMPLIANCE WITH NEC, NEMA, NATIONAL PLUMBING CODE, ASME AND ASHRAE SPECIFICATIONS, INCLUDING ALL EQUIPMENT, FIXTURES, MATERIALS, ETC. REQUIRED BY STATE AND LOCAL CODES.
- PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.
- NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND / OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.
- CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/ OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STARTED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, AND/ OR CHANGES TO THE ARCHITECT, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE ARCHITECT.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATIONS, ETC., TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDING.
- THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL BE ACCEPTABLE ACCORDING TO CURRENT CODES AT TIME OF INSTALLATION AND HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.
- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A SILL LESS THAN 44" OFF THE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 24".
- THIS PROJECT IS LOCATED IN A 120 MILE PER HOUR WIND ZONE. ALL CONSTRUCTION MUST CONFORM TO HIGH WIND RESISTANCE CODES. WINDOWS AND DOORS MUST MEET WIND BORN DEBRIS REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES OR EXTRA CHARGES WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE AFORESAID SITE VISIT.
- ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, CESSPOOLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE. DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (INCLUDING THE EPA).
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.
- ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- REMOVE AND REPLACE ANY AND ALL DAMAGED, ROTTED OR OTHERWISE UNSOUND FRAMING. REPLACEMENT FRAMING MUST BE OF PROPER SIZE AND DESIGN TO SUPPORT ANY AND ALL LOADS IMPOSED.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTOR OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- THE ENTIRE WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED AND NAILED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.
- CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.
- CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.
- CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.
- PRIOR TO ORDERING WINDOWS, CONTRACTOR TO VERIFY ALL DOOR/WINDOW OPENINGS.

Plumbing Notes

- ENTIRE PLUMBING INSTALLATION SHALL CONFORM TO STATE AND LOCAL BUILDING CODES AND ALL AGENCIES HAVING JURISDICTION.
- SUPPLY AND INSTALL SHUT-OFF VALVES, WITH CHROME FINISH, ON HOT AND COLD WATER LINES AT EACH PLUMBING FIXTURE.
- HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE 'L' COPPER AND TYPE 'K' COPPER BELOW GROUND.
- ALL HOT AND COLD WATER PIPING SHALL BE WRAPPED WITH 3/4" FIBERGLASS PIPE INSULATION AND PRE-FORMED FIBERGLASS FOR FITTINGS.
- PIPING SHALL BE CONCEALED BELOW FLOORS, ABOVE FINISHED CEILINGS AND BEHIND FINISHED WALLS.
- PROVIDE CLEANOUTS AS REQUIRED. ALL CLEANOUTS SHALL BE MADE ACCESSIBLE.
- PLUMBER SHALL SUPPLY AND INSTALL ALL PLUMBING FIXTURES AS INDICATED ON PLANS AND SCHEDULE, OR APPROVED EQUAL.
- PLUMBER SHALL DO ALL NECESSARY EXCAVATING, BACKFILLING, CUTTING, AND PATCHING REQUIRED TO COMPLETE THIS INSTALLATION.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PAYING ALL FEES, AND HAVING WORK SIGNED OFF BY ALL AGENCIES HAVING JURISDICTION.
- UPON COMPLETION OF INSTALLATION, PLUMBING CONTRACTOR SHALL FURNISH A ONE-YEAR GUARANTEE AND SERVICE.
- PLUMBING CONTRACTOR SHALL PROVIDE FOR ALL CONTROLLED INSPECTIONS AS REQUIRED BY LOCAL BUILDING DEPARTMENT. PROVIDE CERTIFICATION BY LICENSED PROFESSIONAL ENGINEER, CERTIFYING TO CONFORMITY AND COMPLETENESS OF ENTIRE PLUMBING, GAS AND SPRINKLER SYSTEMS.
- ALL SHOWER AND TUB FIXTURES TO BE PROVIDED WITH A HAND HELD AND A SHOWER HEAD (U.O.N.).

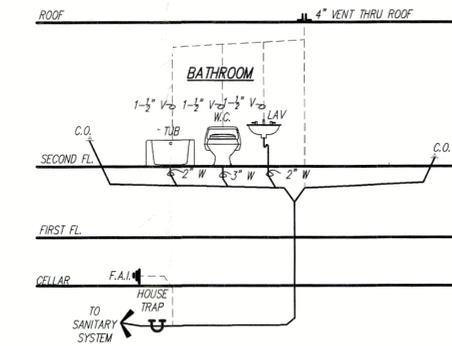
Structural Notes

- SOL BEARING CAPACITY OF 3000 LB./S.F. (R401.4.1) IS ASSUMED. CONTRACTOR TO VERIFY. IF SOL BEARING CAPACITY IS LESS THAN 3000LB. S.F. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT. THE FOOTINGS WILL THEN BE SIZE IN ACCORDANCE WITH TABLES (R403.1(1) - (R403.1(3)), (R403.1).
- ALL CONCRETE TO BE 3500 PSI 28 DAY TEST AND MUST HAVE 5-7% AIR ENTRAINMENT (R402.2).
- THE MIN. YIELD STRENGTH OF REINFORCING STEEL SHALL BE GRADE 60: 60,000 PSI (R403.1.3.5.1).
- ALL STRUCTURAL STEEL TO BE ASTM A36 GRADE F_y = 36,000 PSI, E = 29,000,000 PSI.
- ALL STEEL TO BE INSTALLED IN ACCORDANCE WITH AISC CODES & PRACTICES. ALL COLUMNS TO TOP PLATES AND BASE PLATES. BASE PLATES TO BE SET IN 1" MIN HIGH STRENGTH LEVELING GROUT WITH MIN. (2) 3" ANCHOR BOLTS.
- ALL WOOD FRAMING SHALL BE CONSTRUCTED AND INSTALLED AS PER "NATIONAL DESIGN STANDARDS FOR WOOD CONSTRUCTION", LATEST EDITION AND MEET ALL THE REQUIREMENTS OF THE 2020 NYSRC.
- NOMINAL SIZES OF LUMBER NOTED, ACTUAL NET SIZES USED FOR STRESS CALCULATIONS.
- ALL STRUCTURAL LUMBER TO BE DOUG FIR NO. 2 OR BETTER F_b SINGLE E = 900 PSI, E = 1,300,000 PSI.
- WOOD JOISTS SUPPORTED BY STEEL BEAMS TO BE CONNECTED TO 2"x6" WOOD BLOCKING BOLTED TO STEEL BEAMS WITH (2) 1/2" DIAMETER BOLTS 4'-0" O.C. UNLESS WOOD JOIST LAYS @ 4'.
- ALL LUMBER SHALL BE PROPERLY SEASONED AND SHALL BE NO MINIMUM OTHERWISE APPROVED BY THE ARCHITECT. ALL LUMBER SHALL BE FREE FROM KNOTS, SHAKES, ROT, MOLD, FUNGUS, OR OTHER DEFECTS. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- ALL NEW ROOF JOISTS, HEADERS AND TRIMMERS AND OTHER HORIZONTAL WOOD MEMBERS SHALL BE SET ABOVE THE GROWN EDGE UPWARD.
- PROVIDE AND INSTALL ALL FIRE STOPPING, CATS, BLOCKING, ETC. AT EXTERIOR WALLS AND BEARING WALLS AND AS REQUIRED BY CODE AND/OR JOB CONDITIONS AND IN ACCORDANCE WITH STANDARD ACCEPTABLE PRACTICE.
- ALL NEW WINDOW AND DOOR OPENINGS SHALL HAVE STUDS TRIPLED ON JAMBS. THE INNER TWO STUDS SHALL BE CUT TO RECEIVE THE Lintel OR HEADER over the opening and SHALL EXTEND IN ONE PIECE FROM Lintel OR HEADER TO BEARING BELOW. THE OUTER STUD SHALL RUN IN ONE PIECE FROM Lintel TO TOP PLATES.
- NO STUD SHALL BE CUT TO RECEIVE PIPING LARGER THAN 1-1/2" IN DIAMETER. IF THE RUNNING OF PIPES REQUIRES THE CUTTING OF PLATES, PROPER PROVISION SHALL BE MADE FOR TYING TOGETHER AND SUPPORTING ALL STRUCTURAL MEMBERS AFFECTED BY SUCH CUTTING.
- ALL JOISTS SHALL BE CROSS BRIDGED WITH SOLID BRIDGING AND/OR 5/4" x 3" BRIDGING AS INDICATED AT MID-SPAN OR INTERVALS NOT TO EXCEED 8'-0" O.C. AND SECURELY NAILED AT EACH END. PROVIDE SOLID BRIDGING BETWEEN JOISTS OVER GIRDERS AND PLATES OF BEARING PARTITIONS. METAL BRIDGING STRAPS MAY BE SUBSTITUTED AND INSTALLED ACCORDINGLY.
- ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. 3" DIAMETER ANCHOR BOLTS SPACED NOT GREATER THAN 6' O.C. AND EXTEND NOT LESS THAN 7 INCHES INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS.
- THE CENTER OF VERTICAL REINFORCEMENT IN STEM WALLS SHALL BE LOCATED AT THE CENTERLINE OF THE WALL. (R403.1.5.2)
- WALL OPENINGS SHALL HAVE ADDITIONAL VERTICAL REINFORCEMENT OF THE SAME SIZE PLACED WITHIN 12" OF EACH SIDE OF THE OPENING.
- ALL LVL'S TO BE TRUJOIST MACMILLON OR EQUAL. F_b = 2,600 PSI, E = 1,900,000 PSI. ARCHITECT MUST APPROVE ANY PRODUCT SUBSTITUTIONS PRIOR TO CONSTRUCTION.
- DOUBLE ALL FLOOR FRAMING UNDER PARALLEL PARTITIONS AND AROUND ALL OPENINGS.
- JOIST HANGERS, HOLD DOWN CLIPS, ETC. SHALL BE SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL (SECURED WITH ANNUAL NAILS, ETC. AS PER MANUFACTURER'S SPECIFICATIONS) FOR ALL FLUSH STRUCTURAL CONNECTIONS. PROVIDE SADDLE-TYPE, HEAVY DUTY BEAM HANGERS AS REQUIRED. ALL EXTERIOR CONNECTORS, FASTENERS, ETC. SHALL BE STAINLESS STEEL. PROVIDE WELDED STEEL CONNECTIONS FOR ALL FRAMING HANGERS, ETC. AT STEEL BEAMS, COLUMNS, ETC.
- PROVIDE SOLID BLOCKING UNDER ALL POST AND COLUMNS AND WALLS.
- ALL STUDS TO BE FULL HEIGHT PLATE TO PLATE.
- ALL TRIPLE AND GREATER LVL STRUCTURAL MEMBERS TO BE THROUGH BOLTED CONNECTIONS. BOLTS ARE TO BE ASTM STANDARD A307 (MARKED BOLTS). BOLT HOLES ARE TO BE SAME DIAMETER AS THE BOLT AND LOCATED 2" FROM THE TOP AND BOTTOM OF THE MEMBER. USE 2 ROWS OF 3" BOLTS @ 12" O.C. STAGGERED.
- NO HOLES IN ANY TRADE IN MICROCLAMS AND LVL'S.
- THE CUTTING OF ANY 2x JOISTS TO FACILITATE THE INSTALLATION OF PIPING WILL ONLY BE PERMITTED IN ACCORDANCE WITH FIGURE 502.8 OF THE 2020 NYSRC.
- ALL FRAMING TO HAVE CONTINUOUS PATH Tie-DOWNS TO THE FOUNDATION, AS PER 2020 NYSRC.
- ALL HEADERS TO BE (2) 2X - UNLESS OTHERWISE NOTED.
- ALL REYWOOD SHEATHING SHALL BE EXTERIOR GRADE C-D EXTERIOR, TYPE 1 EXPOSURE. APA STRUCTURAL (GRADE STAMPED) UNLESS OTHERWISE INDICATED. EXPOSED PLYWOOD SOFFITS SHALL BE A-C GRADE EXTERIOR, TYPE 1.
- PROVIDE METAL DRIP FLASHING OVER ALL WINDOWS AND DOORS AS REQUIRED.
- PROVIDE AND INSTALL 5/8" GYPSUM BOARD TYPE "X" OR APPROVED EQUAL "FIRE CODE" GYPSUM BOARD (MINIMUM 3/4 HOUR RATED) AT GARAGE AND OVER BOILER ROOM EQUIPMENT AND WALLS ADJACENT TO HABITABLE SPACE AS REQUIRED BY STATE AND LOCAL BUILDING CODES.
- PROVIDE AND INSTALL 1/2" GYPSUM BOARD AT ALL WALLS AND CEILINGS, UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED (3 COATS).

Smoke and Carbon Monoxide Dector Notes

SMOKE/ CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE

- INSTALLED IN COMPLIANCE WITH THE 2020 NYSRC.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF THE 2020 NYSRC AND ANY APPLICABLE RULES PROMULGATED THEREUNDER.
- EACH SMOKE/ CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
- CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/ CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OTHER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- SUCH SMOKE/ CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC TYPE.



Plumbing Riser

Construction Notes

- ALL DIMS AND ELEVATIONS ARE TO BE USED FOR GENERAL INFORMATION ONLY. CONTRACTORS TO VERIFY CONDITIONS AT SPECIFIC LOCATIONS AS REQUIRED TO CONFIRM AND PERFORM ALL WORK AS SPECIFIED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD." ALLOW FOR THICKNESS OF FINISHES.
- DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS. THE WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & PRIOR TO ORDERING ANY PRODUCT OR PROPRIETARY SYSTEM. DETAILS, DIMENSIONS AND CONDITIONS ON SMALLER SCALE DRAWINGS ARE PRECEDED BY THOSE IN LARGER SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXISTING CONDITIONS REQUIRING MODIFICATION PRIOR TO THE BEGINNING OF ANY WORK.
- IN CASE OF OMISSIONS, OR DISCREPANCIES IN THESE DOCUMENTS, CONSULT WITH THE ARCHITECT PRIOR TO ORDERING ANY PRODUCT, MATERIAL, OR PROPRIETARY SYSTEMS, OR PRIOR TO PROCEEDING WITH SHOP DRAWINGS OR ANY OTHER WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED. CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE ADDITION ON THE SITE.
- DISCOVERY OF ANY HAZARDOUS MATERIALS ON SITE SHALL BE CONTAINED OR REMOVED AS DISCOVERED BY PROPER AUTHORITIES.
- PROVIDE TEMPORARY GUARD RAILS, STAIRS AND PROTECTION AND MAINTAIN SAFE WORKING CONDITIONS AS REQUIRED.
- ANY DETAILS, SYSTEMS, MATERIALS (ARCH., MEP, STRUCT., ETC.) PROPOSED TO BE CHANGED MUST FIRST BE REVIEWED BY THE ARCHITECT, OWNER & NEWER'S REPRESENTATIVE PRIOR TO THE PREPARATION OF SHOP DRAWINGS.
- PROVIDE ALL WOOD, STEEL & METAL FABRICATIONS, REQUIRED BRACING, STIFFENERS, BACKING PLATES, BRACKETS, ETC. AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS NEEDED FOR THE PROPER FABRICATION, ERECTION, INSTALLATION, OR CONSTRUCTION OF THIS PROJECT. SCOPE TO INCLUDE, BUT SHALL NOT BE LIMITED TO PARTITIONS, SUSPENDED SOFFITS & CEILINGS, AS WELL AS WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, FIRE PROTECTION, A/V, SECURITY, ETC. CONTRACTOR TO VERIFY SCOPE.
- PROVIDE ADEQUATE WATERPROOFING AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS REQUIRED FOR THE PROPER INSTALLATION, CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL COORD. ALL EQUIP. BASE & HOUSEKEEPING PADS WITH MEP CONTRACTORS. INSTALL PADS BENEATH THE PROJECTED AREA OF EQUIP.
- PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES & AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND ALL LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING W/ WORK.
- ALL EXTERIOR JOISTS AROUND WINDOWS, DOORS, ETC. TO BE LEAKAGE/AIR INFILTRATION FREE.
- COORDINATE AND PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES.

Energy Conservation Notes:

R402 COMPLIANCE. PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- SECTIONS R401 THROUGH R404.
- SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY."
- AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406.

R402 BUILDING THERMAL ENVELOPE:

- R402.1 GENERAL (PRESCRIPTIVE). THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5.
- R402.1.2 INSULATION AND PENETRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 402.1.2, BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.
- R402.4 AIR LEAKAGE (MANDATORY). THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT THE AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.1 THROUGH R402.4.4.
- R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND II, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONE 3 THROUGH 8.

R403 SYSTEMS:

- R403.1 CONTROLS (MANDATORY). AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
- R403.1.1 INSULATION (PRESCRIPTIVE). SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

R404 ELECTRICAL POWER AND LIGHTING SYSTEMS:

- R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.

R406 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE:

- R406.6.2 COMPLIANCE REPORT. COMPLIANCE SOFTWARE TOOLS SHALL GENERATE A REPORT THAT DOCUMENTS THAT THE ERI OF THE RATED DESIGN COMPLIES WITH SECTIONS R406.3 AND R406.4. THE COMPLIANCE DOCUMENTATION SHALL INCLUDE THE FOLLOWING INFORMATION:

- ADDRESS OR OTHER IDENTIFICATION OF THE RESIDENTIAL BUILDING.
- AN INSPECTION CHECKLIST DOCUMENTING THE BUILDING COMPONENT CHARACTERISTICS OF THE RATED DESIGN. THE INSPECTION CHECKLIST SHALL SHOW RESULTS FOR BOTH THE ERI REFERENCE DESIGN AND THE RATED DESIGN, AND SHALL DOCUMENT ALL INPUTS ENTERED BY THE USER NECESSARY TO REPRODUCE THE RESULTS.
- NAME OF INDIVIDUAL COMPLETING THE COMPLIANCE REPORT.
- DATE AND VERSION OF THE COMPLIANCE REPORT.

Emergency Escape & Rescue Opening Notes:

- R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENING SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH R310.2.3.
- R310.2.3 WINDOW WELLS - THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 S.F. WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED EXCEPT THE LADDER OR STEPS SHALL BE PERMITTED TO ENOUGH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.2.3.1 LADDER AND STEPS - WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES. SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R310.2.3.2 DRAINAGE - WINDOW WELL SHALL BE DESIGNED FOR PAPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM OR BY APPROVED ALTERNATIVE METHOD. EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. JOISTS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHOULD BE SEALED. ACCESS OPENINGS, DROP-DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	GABLES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES SHALL BE COVERED WITH A CLASS 1 WOOD RECESSED WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSIDE OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACK SPACE WALLS.
SHAFTS, PENETRATIONS	EXIST SHAFTS, UTILITY PENETRATIONS, AND FLEE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
RECESSED LIGHTING		
PLUMBING AND WIRING	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS		
HVAC REESTER BOOTS	HVAC REESTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLER SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALLING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL GAPS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
LIQUID IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	30
SLEEPING ROOMS	40
STAIRS	40

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

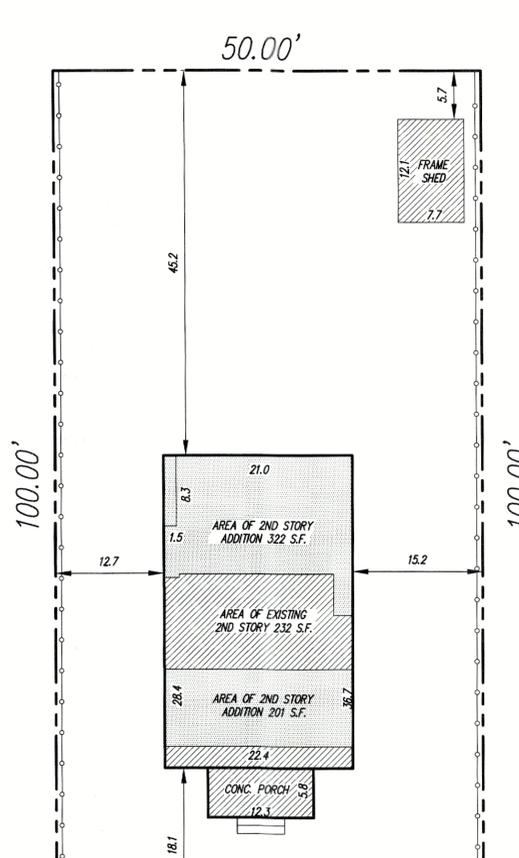
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES	L/120

MINIMUM ROOF LIVE LOADS

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQ.FT. FOR ANY STRUCTURAL MEMBER		
	0-200	201-600	OVER 600
FLAT OR RISE LESS THAN 4 IN. PER FT. (1:30)	20	16	12
RISE 4 IN. PER FT. (1:3) TO 12 IN. PER FT. (1:5)	16	14	12
RISE 12 IN. PER FT. (1:5) AND GREATER	12	12	12

MAXIMUM DEAD LOADS

ROOF / CEILING	DEAD LOADS (IN POUNDS-FORCE PER SQUARE FOOT.)
FLOOR	15
EXTERIOR WALL	15
INTERIOR WALL	10



MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
LIQUID IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	30
SLEEPING ROOMS	40
STAIRS	40

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES	L/120

MINIMUM ROOF LIVE LOADS

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQ.FT. FOR ANY STRUCTURAL MEMBER		
	0-200	201-600	OVER 600
FLAT OR RISE LESS THAN 4 IN. PER FT. (1:30)	20	16	12
RISE 4 IN. PER FT. (1:3) TO 12 IN. PER			

**TABLE 3.1
NAILING SCHEDULE**

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	6-16d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	6-16d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	2-10d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16" o.c. ALONG EDGES
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	PER 2"x4" STUD
	3-16d	PER 2"x6" STUD
	4-16d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED)	2-16d ¹²	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d ¹	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d	6" EDGE / 12" FIELD
FIBERBOARD PANELS		
1/2"	8d	3" EDGE / 6" FIELD
3/8"	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8d	PER SUPPORT
1"x10" or WIDER	3-8d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16D NAIL PER FOOT.

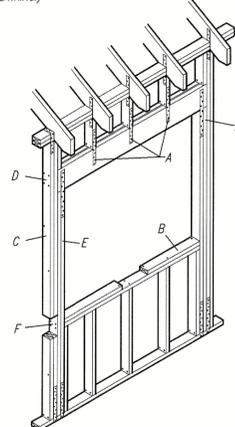
NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B': (WOOD FRAME CONSTRUCTION MANUAL)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation	A	B	C	D	E	F
2'-0"	2	(1) 2x4	1	1	1	1
4'-0"	4	(1) 2x4	2	2	2	2
6'-0"	6	(2) 2x4 or (1) 2x6	3	3	3	3
8'-0"	8	(2) 2x4 or (1) 2x6	3	3	3	3
10'-0"	10	(2) 2x6	4	4	4	4
12'-0"	12	(2) 2x6	5	5	5	5

- Notations:**
- NUMBER OF 8D NAILS AT EACH END OF STRAPPINGS
 - NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
 - NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
 - NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
 - NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
 - NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)

NOTE:
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING).



NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE:
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION
FOR RIDGE STRAP - (3) 8D COMMON AT EACH END OF STRAP
FOR ALT. COLLAR TIE - (3) 10D COMMON NAILS AT EACH END

AT RAFTER TO TOP PLATE TO STUD CONNECTION
FOR H2A - (5) 80x1-1/2 TO RAFTERS, (2) 80x1-1/2 TO PLATES, (5) 80x1-1/2 TO STUDS BY 'SIMPSON'

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (9) 10D COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE STRAP CONFIG. - (14) 10D COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL)

FOR SECOND FLR. - SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - (9) 10D COMMON NAILS AT EACH END OF STRAP

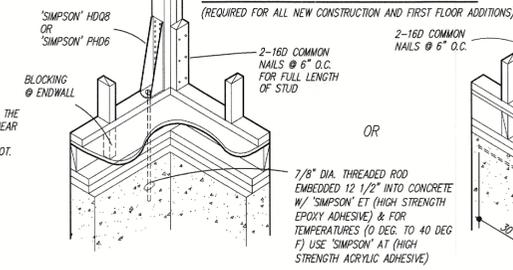
FOR ALTERNATE STRAP CONFIG. LTP4 - (12) 8D COMMON NAILS (12) 8D COMMON NAILS

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION
(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR SP4 STRAP - (6) 10D COMMON NAILS AT EACH SIDE OF STUD

FOR ALTERNATE SP3 STRAP CONFIG. - (6) 10D TO STUD & (6) 10D TO PLATE

FIRST FLOOR ATTACHMENT OPTIONS
(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" o.c.	12" o.c.	3" o.c.	4" o.c.
PANEL EDGES	4" o.c.	6" o.c.	3" o.c.	3" o.c.

NOTE:
A=4 FEET IN ALL CASES
NAILING REQUIREMENTS ARE FOR 120-MPH 3-SEC PEAK GUST.
SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS

SPLICING OF TOP PLATE
(Required for all New Construction and/or New Additions)

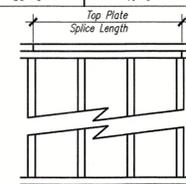
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES - 'B'+ 'C'
ONE STORY and/or SLAB ON GRADE

Building Dimension (ft.)	Minimum Splice Length (ft.)
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES - 'B'+ 'C'
ALL OTHER CASES

Building Dimension (ft.)	Minimum Splice Length (ft.)
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

1. Tabulated splice lengths assume Top Plate to Top Plate connections using (2) 16d nails per foot, for shorter splice lengths, the nail spacing shall be reduced in order to provide an equivalent number of nails.
2. Tabulated splice lengths assume a Building located in Exposure 'B'.
3. Tabulated splice lengths are based on 8 ft. wall heights for other wall heights, H the tabulated unit lateral loads shall be multiplied by H/8.
4. Top plates shall be a minimum of stud grade material.



HOLD DOWN CONNECTIONS
(REQUIRED AT EACH BUILDING CORNER)

SECOND FLOOR ATTACHMENT OPTIONS
(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)

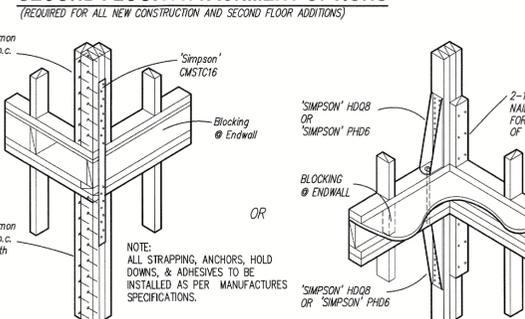


TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
2-4" #8 WOOD SCREWS	16"	12"	9"
2-3" #8 WOOD SCREWS	16"	16"	12"

FOR S_t: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 0.454 kg, 1 MILE PER HOUR = 1.609 km/h.

A. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.

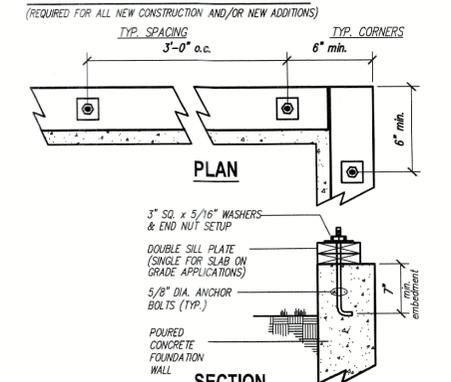
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.

C. NAILS SHALL BE TOP COMMON OR 12d BOX NAILS.

D. WHERE SCREWS ARE ATTACHED TO MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

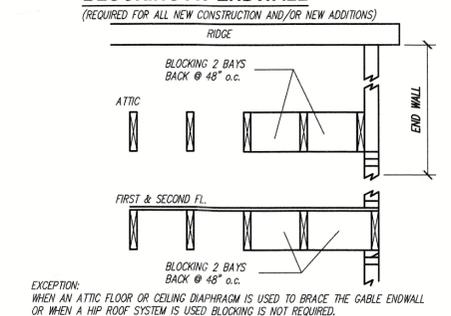
PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2439 mm). PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE. PANELS ARE TO BE STORED ON SITE AND NUMBERED WITH THEIR CORRESPONDING WINDOWS.

ANCHOR BOLT SPECIFICATION
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



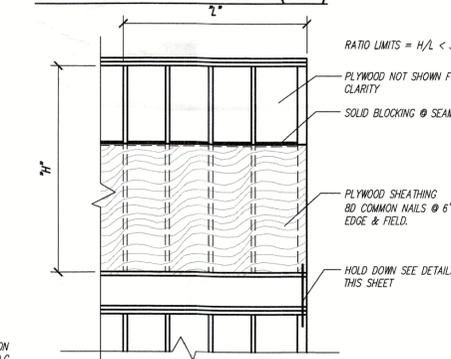
- NOTES:**
1. USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE X 5/16" WASHERS AND END NUT SETUP.
 2. ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
 3. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM FROM ENDS AND CORNERS.

BLOCKING AT ENDWALL
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



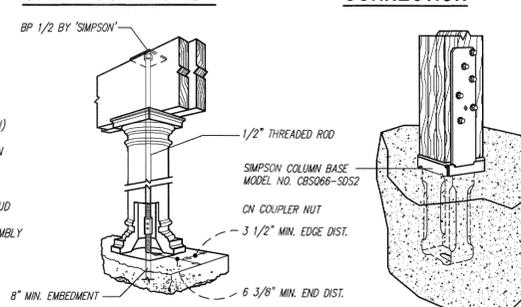
EXCEPTION: WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

SHEARWALL SEG. DETAIL (TYP)

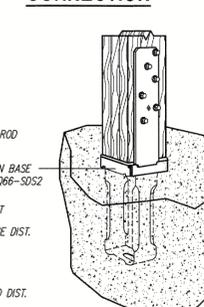


- NOTE:**
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
 2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
 3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD PATH.

HOLLOW COLUMN UPLIFT CONNECTION



POST UPLIFT CONNECTION



WIND UPLIFT DESIGN

- WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (1995 EDITION)
- SECTION 3.2.2.3 WALL ASSEMBLY TO FOUNDATION
 - TABLE 3.2B & 3.3B
 - SECTION 3.2.2.1 HOLDDOWNS
 - TABLES 3.15A-B, 3.16
 - SECTION 3.2.5.4 HEADER AND/OR GIRDER TO STUD
 - TABLE 3.5
 - SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY
 - TABLE 3.3
 - SECTION 3.2.5.1 RIDGE STRAPS
 - TABLE 3.4 (SUBNOTE 3)

122 Gordon Place
2ND STORY ADDITION

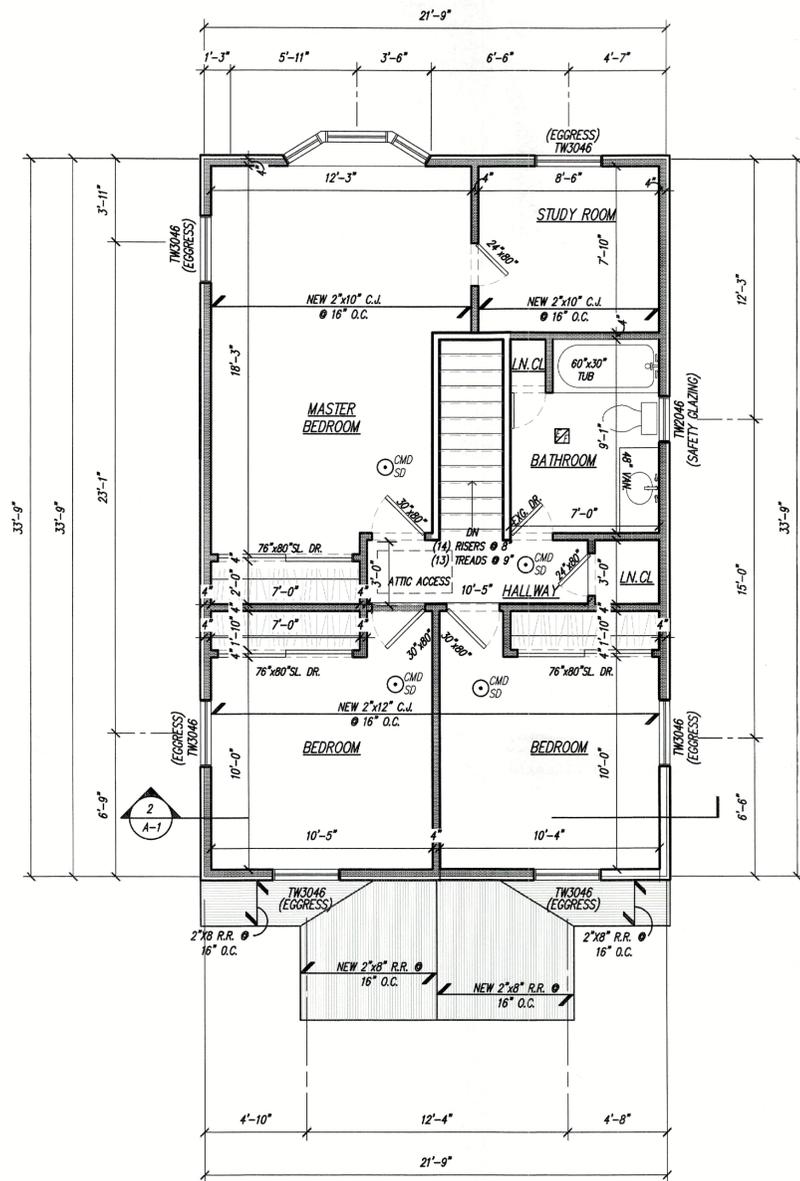
Robert Rohena
Architecture
& Design
RRAD
505-761-0769 | robert@rrad.com | www.rrad.com

NO.	ISSUE	DATE
-	INITIAL SUBMISSION	12.23.24
-	REVISION PER COMMENTS	3.26.24
-	ARCHITECTURAL REVIEW	5.12.25

SEAL & SIGNATURE:
2025 MAY 20 10 31 AM
RECEIVED

DATE: 5/12/25
SCALE: AS NOTED
PROJECT NUMBER: 2429
DRAWN BY/CHECKED BY: P.K./R.R.

SHEET NUMBER:
T-2
DRAWING TITLE:
DETAILS AND NOTES



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



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

LEGEND	
SYMBOL	NOTE
□	4"x4" POST
□	POST ABOVE
---	BEAM, SEE PLANS AND SCHEDULE FOR SIZE
---	NEW WALL/PARTITION (SEE PLAN FOR THICKNESS)
---	NEW POURED CONC. FDN. WALL (SEE PLAN FOR THICKNESS)
⊙	SMOKE / CARBON MONOXIDE DETECTOR UNIT
⊙	EXHAUST FAN

HEADER SCHEDULE	
OPENING SIZE	HEADER SIZE
UP TO 4'-0"	4"x4" POST
UP TO 6'-0"	POST ABOVE
UP TO 8'-0"	BEAM, SEE PLAN AND SCHEDULE FOR SIZE
OVER 8'-0"	SEE STRUCTURAL PLANS

NOTE:
- SEE PLANS FOR ANY DISCREPANCIES AND ADDITIONAL SIZES THAT WILL TAKE PRECEDENT
- ** ALL EXTERIOR HEADERS TO BE MICROLAMBS OR PARALLAMS IN RELATION TO SIZE AS SHOWN. **

122 Gordon Place
 2ND STORY ADDITION

RRAD
 Robert Rohen Architecture + Design
 916-764-0769 | Robert@rrad.co | www.rrad.co | @rradco

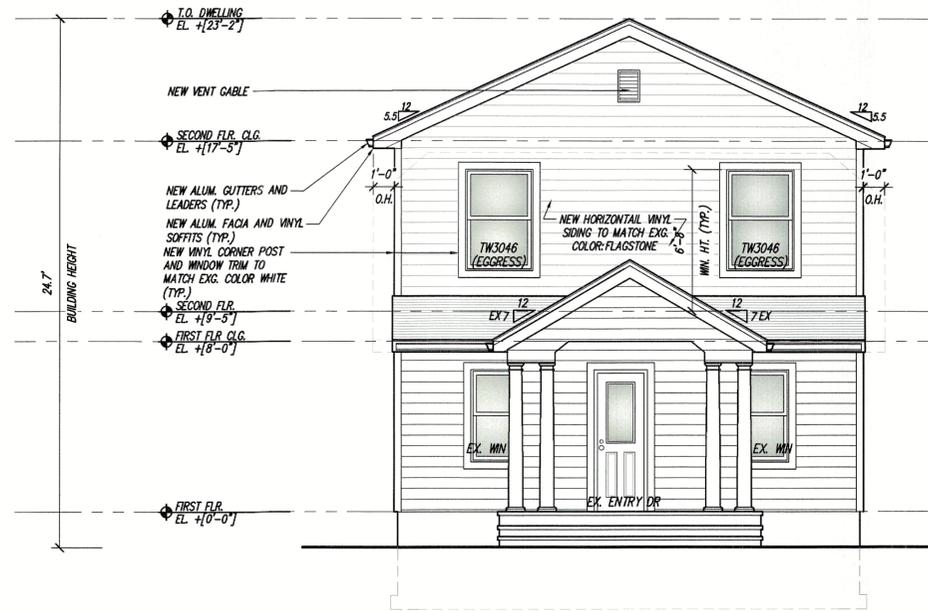
NO.	ISSUE	DATE
-	INITIAL SUBMISSION	12.23.24
-	REVISION PER COMMENTS	3.26.24
-	ARCHITECTURAL REVIEW	5.12.25

SEAL & SIGNATURE:

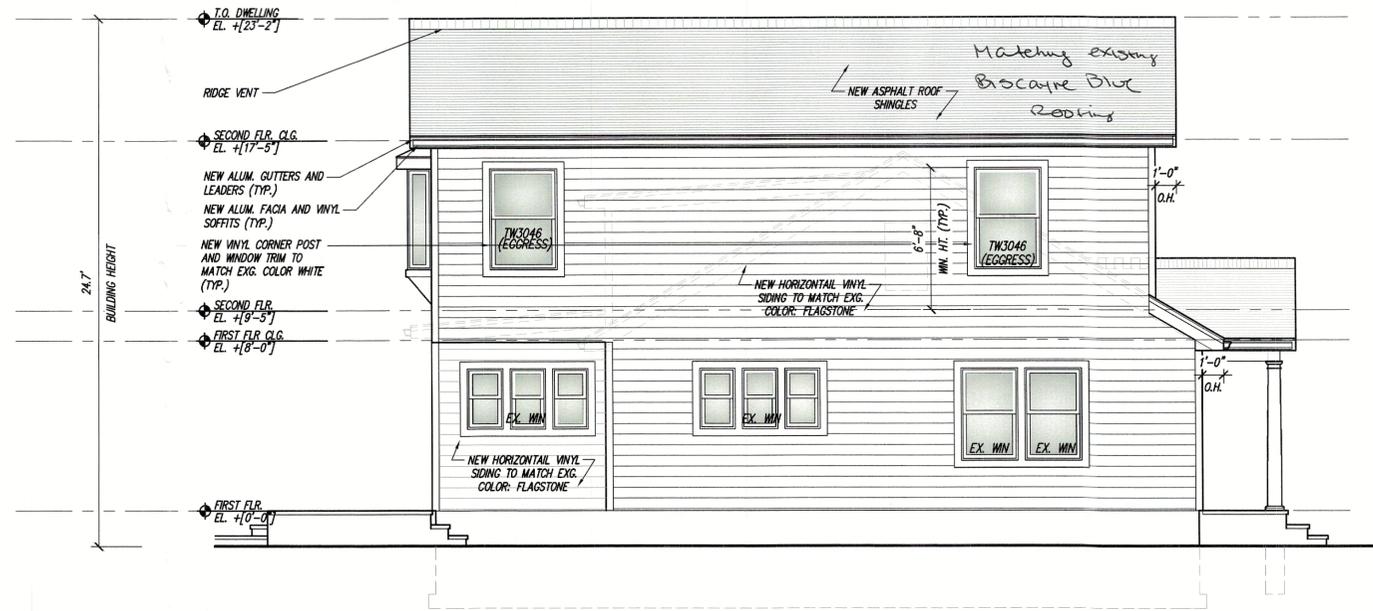
RECEIVED
 2025 JUN 20 10 33 31
 VILLAGE OF FLEMING, NV

DATE:	5/12/25
SCALE:	AS NOTED
PROJECT NUMBER:	2429
DRAWN BY/CHECKED BY:	P.K/R.R.

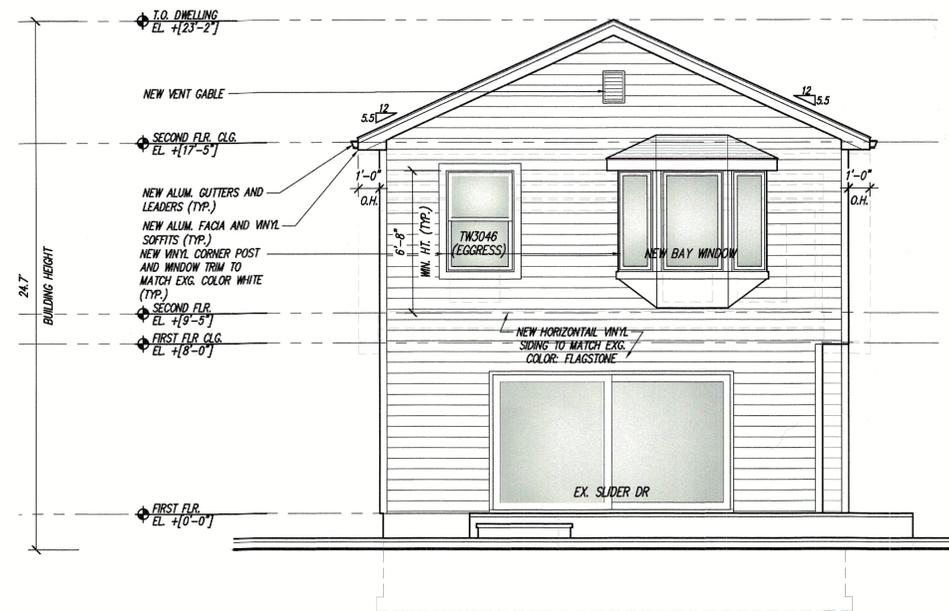
SHEET NUMBER:
A-2
 DRAWING TITLE:
 PROPOSED PLANS



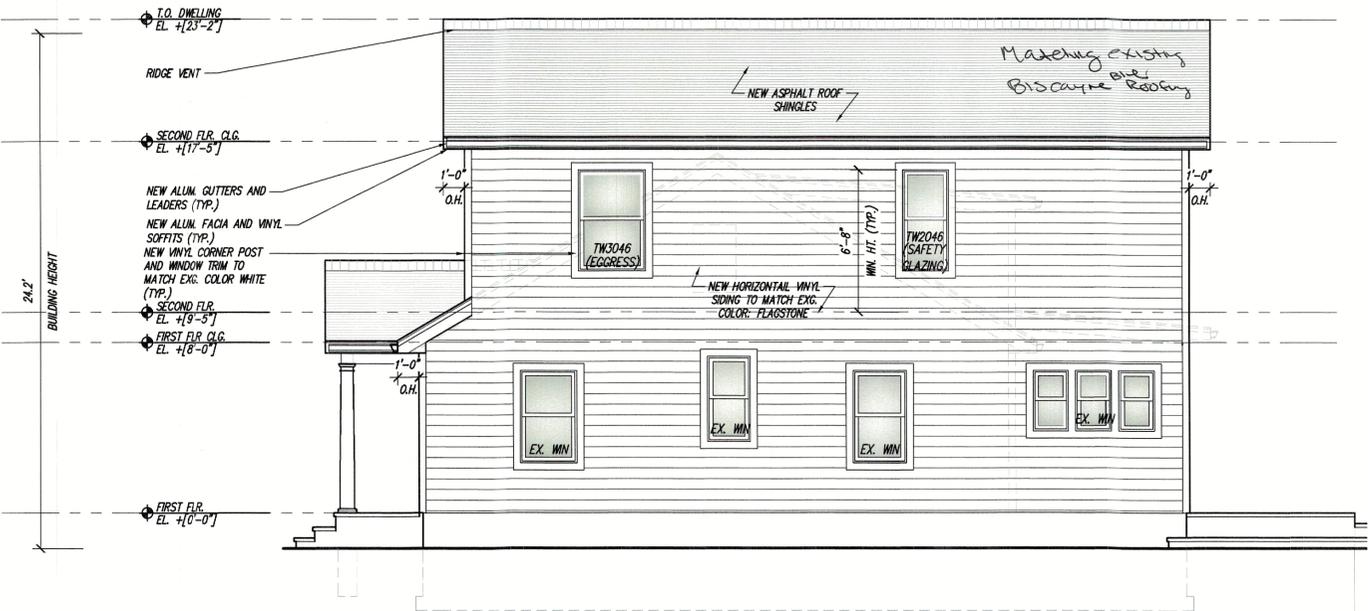
1 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

122 Gordon Place
2ND STORY ADDITION

Robert
Rohena
Architecture
+ Design
RRAD
516-761-0169 | Robert@rrad.co | www.rrad.co | @rrad.co

NO.	ISSUE	DATE
-	INITIAL SUBMISSION	12.23.24
-	REVISION PER COMMENTS	3.26.24
-	ARCHITECTURAL REVIEW	5.12.25

SEAL & SIGNATURE:
2014 3 31
REVISED

DATE: 5/12/25
SCALE: AS NOTED
PROJECT NUMBER: 2429
DRAWN BY/CHECKED BY: P.K./R.R.

SHEET NUMBER:
A-3
DRAWING TITLE:
PROPOSED ELEVATIONS

Nailing and Strapping Notes

1. REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS
2. ALL STRAPPING TO BE 1 1/2"x20 GAUGE STEEL OR SIMPSON EQUIVALENT - CS20 COILED STRAP
3. SEE NAILING AND STRAPPING DETAILS ON SHEET T-2

RAFTER TO RIDGE CONNECTION

- RIDGE STRAP - (3) 80 COMMON NAILS AT EACH END OF STRAP
- ALT. COLLAR TIE - (3) 100 COMMON NAILS AT EACH END OF STRAP

RAFTER TO TOP PLATE TO STUD CONNECTION

- FOR H2A - BY "SIMPSON"

SECOND STORY STUD TO FLOOR ASSEMBLY

- FOR STRAP - (9) 100 COMMON NAILS AT EACH END OF STRAP
- FOR ALTERNATE STRAP CONFIG. - (14) 100 COMMON NAILS FOR EACH (TWO STRAPS TOTAL)
- FOR SECOND FLR. ADDITIONS - SHEATHING TO OVER LAP FIRST AND SECOND FLOOR STUDS BY MIN. 12"

FIRST STORY STUD TO FLOOR ASSEMBLY

- FOR STRAP - (9) COMMON NAILS AT EACH END OF STRAP
- FOR ALTERNATE STRAP CONFIG. - (12) 80 COMMON NAILS
- LTP4 - (12) 80 COMMON NAILS

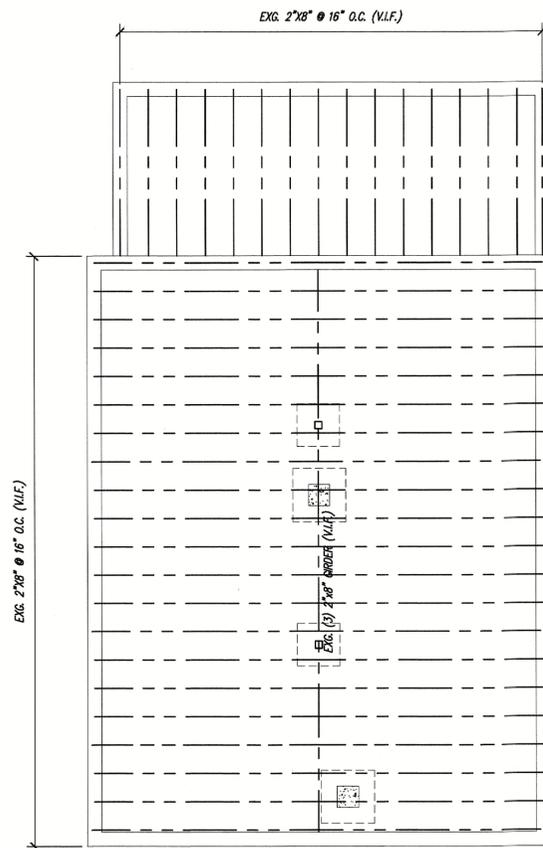
FIRST STORY STUD TO FLOOR ASSEMBLY (CONCRETE)

- FOR SP4 STRAP - (6) 100 COMMON NAILS AT EACH SIDE OF STUD
- FOR ALTERNATE SP3 STRAP CONFIG. - (6) 100 TO STUD & (6) 100 TO PLATE

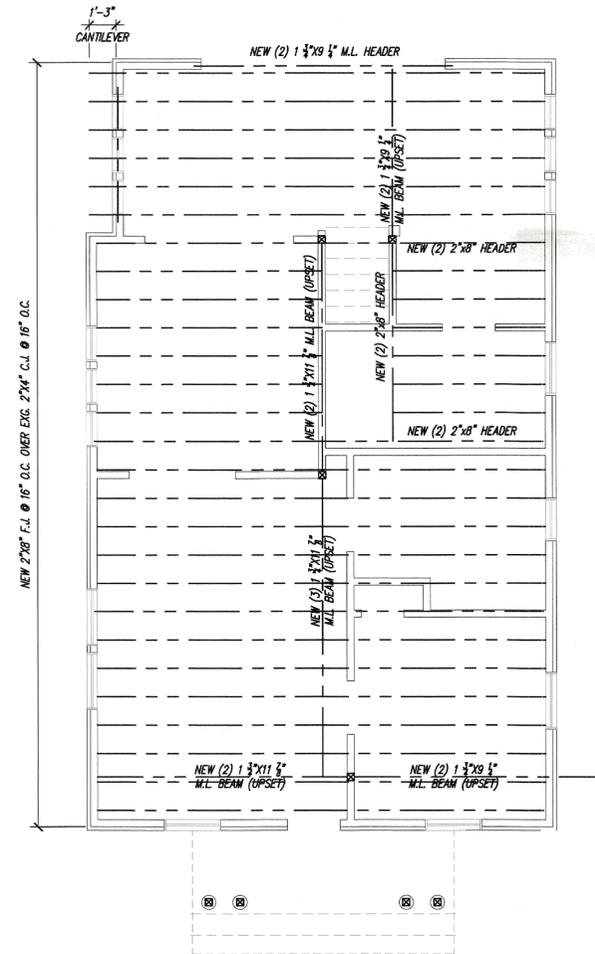
LEGEND	
SYMBOL	NOTE
⊗	4"x4" POST
□	POST ABOVE
---	BEAM JOIST OR GIRDER, SEE PLANS FOR SIZE

HEADER SCHEDULE	
OPENING SIZE	HEADER SIZE
UP TO 4'-0"	4"x4" POST
UP TO 6'-0"	POST ABOVE
UP TO 8'-0"	BEAM, SEE PLAN AND SCHEDULE FOR SIZE
OVER 8'-0"	SEE STRUCTURAL PLANS

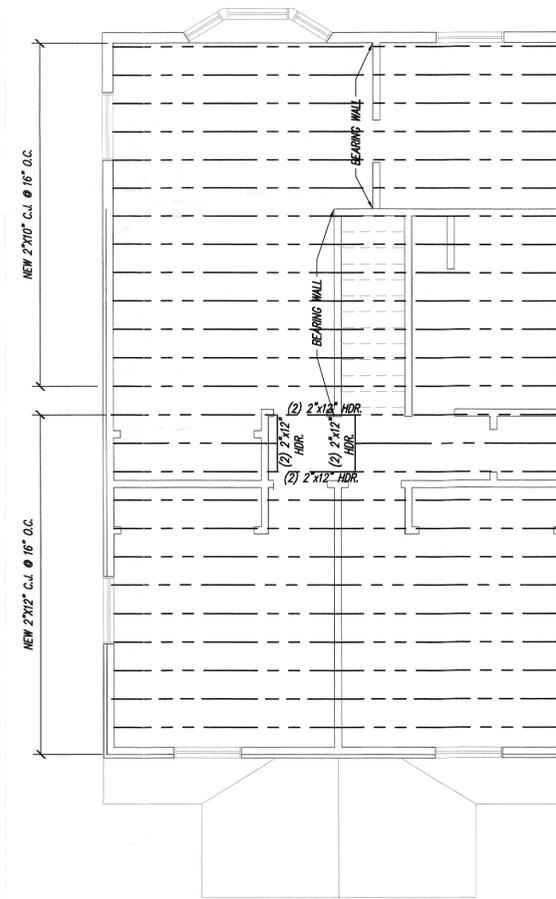
NOTE:
- SEE PLANS FOR ANY DISCREPANCIES AND ADDITIONAL SIZES THAT WILL TAKE PRECEDENT
- ** ALL EXTERIOR HEADERS TO BE MICROLAMS OR PARALLAMS IN RELATION TO SIZE AS SHOWN. **



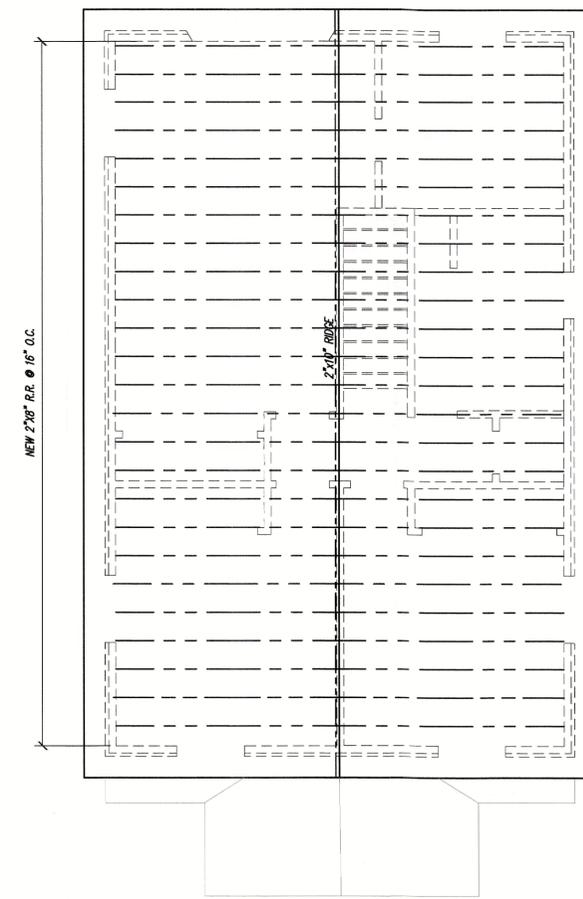
1 Existing Foundation Framing Plan
SCALE: 1/4" = 1'-0"



2 Existing First Floor Framing Plan
SCALE: 1/4" = 1'-0"



3 Proposed Second Floor Framing Plan
SCALE: 1/4" = 1'-0"



4 Proposed Roof Framing Plan
SCALE: 1/4" = 1'-0"

Robert Rohena Architecture + Design
516-761-0169 | robert@rrad.com | www.rrad.com | @rrad.com

NO.	ISSUE	DATE
-	INITIAL SUBMISSION	12.23.24
-	REVISION PER COMMENTS	3.26.24
-	ARCHITECTURAL REVIEW	5.12.25

SEAL & SIGNATURE: [Signature]

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MAY 20 2025 3:31 PM
PLANNING DEPARTMENT
CITY OF ALBANY, NY

DATE:	5/12/25
SCALE:	AS NOTED
PROJECT NUMBER:	2429
DRAWN BY/CHECKED BY:	P.K./R.R.

SHEET NUMBER:
A-4
DRAWING TITLE:
PROPOSED PLANS, SECTION, AIR SEALING DETAILS AND FEMA MAP

Application Date: 5/21/25
Fees Paid: \$225

SP# 3832

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: 74 Hillside Ave ZONING DISTRICT Residence A
SECTION 55 BLOCK 242 LOT 0012 LOT SIZE: 8100

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Vyaas Sukul</u>	Name: <u>Vyaas Sukul</u>
Address: <u>74 Hillside Ave</u> <u>Freeport NY 11520</u>	Address: <u>74 Hillside Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>646-220-5548</u>	Telephone #: <u>646-220-5548</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: 10' x 22' driveway 2nd driveway

I request a preliminary meeting: _____ YES NO

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

V. Sukul
APPLICANT'S SIGNATURE

Sworn to before me this 9
day of May, 2025.

Kathy Emra
Notary Public

05/09/2025
DATE
Kathryn E Mirro
Notary Public, State of New York
No. 01M10016772
Qualified in Nassau County
Commission Expires, November 21, 2027

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

V. Sukul
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 9
day of May, 2025.

Kathy Emra
Notary Public

05/09/2025
DATE
Kathryn E Mirro
Notary Public, State of New York
No. 01M10016772
Qualified in Nassau County
Commission Expires, November 21, 2027

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 16, 2025

RECEIVED
025 MAR 2025
VILLAGE CLERK'S OFFICE
FREEPORT, NY
P 2:39

Vyaas Sukul
74 Hillside Ave
Freeport, NY 11520

RE: 74 Hillside Ave, Freeport, NY 11520
Zoning District – Residence A Sec. 55 Blk. 242, Lot 0012
Building Permit Application #20254144
Description: Proposed 10' x 22'7" 2nd driveway.

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

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. 20254144

Location: 74 Hillside Ave, Freeport NY 11520

Applicant: Vyaas Sukul

Description: Proposed 10' x 22'7" 2nd driveway.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 16, 2025

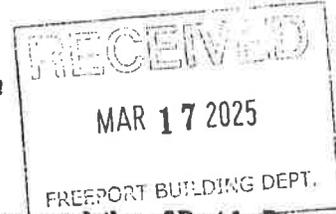
Sergio A. Mauras

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
2025 MAY 21 11:31 AM
VILLAGE OF FREEPORT NY

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Vyasa Sukul add 2nd driveway			
Project Location (describe, and attach a location map): 74 Hillside Avenue Freeport NY 11520			
Brief Description of Proposed Action: Add 2nd driveway - 10' x 22' 7" with linear feet curb cut 10 x 4 grass removal for approx 3 ft gap of sidewalk			
Name of Applicant or Sponsor: Vyasa Sukul		Telephone: 646 220 5548	RECEIVED 2025 MAY 2 VILLAGE OF FREEPORT CLERMONT TOWN
Address: 74 Hillside Avenue		E-Mail: VSUKUL74@gmail.com	
City/PO: Freeport	State: NY	Zip Code: 11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">RECEIVED MAR 17 2025 FREEPORT BUILDING DEPT.</p>	NO	YES	N/A
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>		NO	YES	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>		NO	YES	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>		NO	YES	
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____</p>		NO	YES	
<p>10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____</p>		NO	YES	
<p>11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____</p>		NO	YES	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>		NO	YES	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>		NO	YES	
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	<p style="text-align: right;">2025</p>	NO	YES	
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>		NO	YES	
<p>16. Is the project site located in the 100 year flood plain?</p>		NO	YES	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____</p>		NO	YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
<div style="text-align: right; border: 1px solid black; padding: 2px; display: inline-block;">RECEIVED MAR 17 2025</div>	<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
<div style="text-align: right; border: 1px solid black; padding: 2px; display: inline-block;">FREEPORT BUILDING DEPT.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Vyasa Sunku</u>	Date: <u>3/14/20</u>	
Signature: <u>V. Sunku</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"/>

	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED MAR 17 2025 </div>	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?	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> FREEPORT BUILDING DEPT. </div>	<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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2025 MAY 21 P 2:39
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Vyags Sykul</u> Name of Lead Agency	<u>3/14/2025</u> Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>V Sykul</u> Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

RECEIVED
 MAR 17 2025
 FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 9025414
 Filing Date 3/17/25

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>74 HILLSIDE AVE.</u> ZONING DISTRICT _____ <small>(No.) (Street)</small>
	BETWEEN <u>Coolidge Pl</u> AND <u>Hillside Ave</u> <small>(Cross Street) (Cross Street)</small>
	SECTION <u>55</u> BLOCK <u>242</u> LOT <u>0012</u> APPROX. LOT SIZE <u>50</u> x <u>100</u> LOT AREA <u>5000</u>

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>2800</u>	D. DESCRIPTION OF PROJECT <u>ADD 2ND DRIVEWAY 10' X 22' 7"</u> <u>10 linear feet curb cut</u> <u>10' x 4' Grass removal for apron, 3 flags of sidewalk</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>Vyass Sukul</u>	<u>74 Hillside Avenue</u> <u>Freeport NY 11520</u>	<u>646-220-5548</u>
2. Contractor	<u>Dan the man masonry</u>	<u>116 woodside Avenue</u> <u>Freeport Ny 11520</u>	<u>516-532-5334</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. 76695 Company NYSIF Exp. Date 2/12/20

MEGHETSA C LITTLE
 NOTARY PUBLIC STATE OF NEW YORK
 115 GLENN ST
 Qualified in Nassau County
 My Commission Expires 11-23-20
 State of New York

Contractor or Owner Dan The Man Masonary (Print)
 Address 116 woodside Ave, Freeport
 Phone 516-532-5334

County of Nassau
Vyass Sukul being duly sworn, says that he 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 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

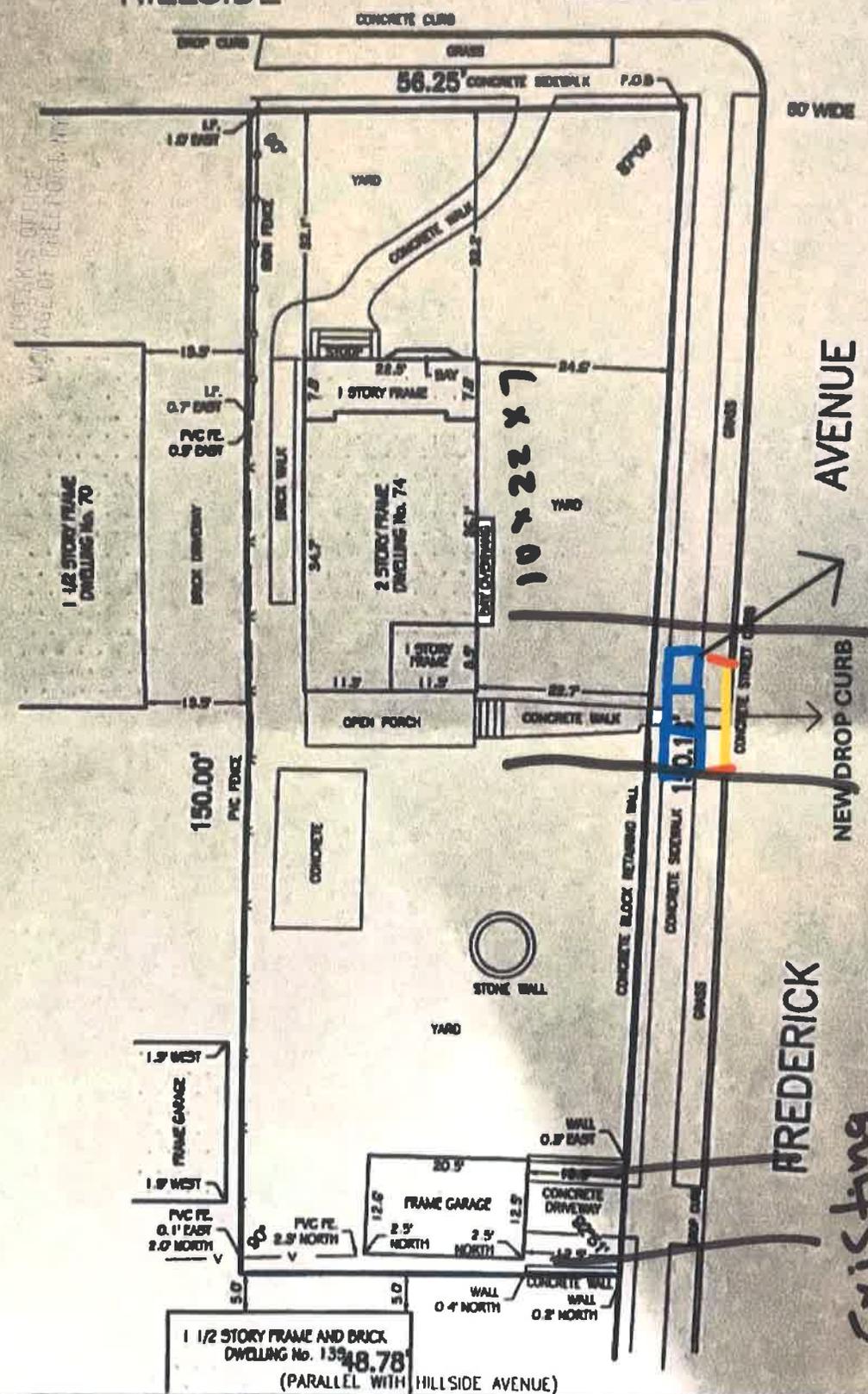
Total/First Flr Square Feet

Upper Flrs

MAP OF PROPERTY SITUATED AT
 INCORPORATED VILLAGE OF FREEPORT-NASSAU COUNTY, N.Y.
 TOWN OF HEMPSTEAD
 TAX SECTION: 06 TAX BLOCK: 242 TAX LOT: 12

HILLSIDE AVENUE

RECEIVED
 2025 MAY 21 1P 2:39
 VILLAGE OF FREEPORT, NY
 PLANNING DEPARTMENT



10 x 22 x 7

3 SECTIONS OF
 PUBLIC SIDEWALK
 New Driveway

Existing Driveway



1 1/2 STORY FRAME AND BRICK DWELLING No. 135 48.78' (PARALLEL WITH HILLSIDE AVENUE)

- NOTES
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW.
 4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.

DATE	DESCRIPTION
DECEMBER 18th, 2020	TITLE SURVEY





VILLAGE OF EAST...

CLERK'S OFFICE
P 2:40

NOT APPROVED

















2025 MAY 27
07:41





RECEIVED

2025 MAY 21 P 2:40

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: 5/22/25
Fees Paid: \$ 225.00

SP# 3833

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: 809 N. Long Beach Ave. ZONING DISTRICT Residence AA
SECTION 54 BLOCK 55 LOT 4 LOT SIZE: 9375

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>AGNES ZEDA</u>			Name: <u>AGNES ZEDA</u>
Address: <u>209 N Long Beach Ave Freeport NY 11520</u>			Address: <u>265 RANDALL AVE Freeport N.Y 11520</u>
Telephone #: <u>516 543 1146</u>			Telephone #: <u>516 543 1146</u>

Attorney Name: Morano Expediting Address: PO Box 39 Bethpage NY 11714
(optional) Phone #: 631-648-5602
Present Land Use: Residential Proposed Land Use: Same

Description of Proposed Work: proposed fire repair and proposed 1098 second floor addition and 170 sq. ft. deck

I request a preliminary meeting: YES NO

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

Agnes Zeda
APPLICANT'S SIGNATURE

12-18-24
DATE

Sworn to before me this 18th day of December, 2024

Laura Maurantonio
NOTARY PUBLIC OF THE STATE OF NEW YORK
Registration No. 01MA0011038
Qualified in Suffolk County
Commission Expires: 7/12/2027

Notary Public

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

Agnes Zeda
PROPERTY OWNER'S SIGNATURE

12-18-24
DATE

Sworn to before me this 18th day of December, 2024

Laura Maurantonio
NOTARY PUBLIC OF THE STATE OF NEW YORK
Registration No. 01MA0011038
Qualified in Suffolk County
Commission Expires: 7/12/2027

Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 29, 2025

Agnes Zeda
209 N Long Beach Ave
Freeport, NY 11520

RE: 209 N Long Beach Ave, Freeport, NY
Zoning District – Residence AA Sec. 54 Blk. 055 Lot 4
Building Permit Application #20244010

Description: Construct 1,098 Sf second floor addition, install 170SF rear deck and repair fire damage.

RECEIVED
2025 MAY 22 1 P 2:17
CLERK'S OFFICE
VILLAGE OF FREEPORT
NY

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

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. 20244010

Location: 209 N Long Beach Ave, Freeport, NY

Applicant: Agnes Zeda

Description: Fire repair and proposed 1,098 Sf second floor addition and 170SF deck.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 29, 2025

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
2025 MAY 22 10 11 AM
VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20244010

Filing Date 10/31/24

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>209 N. Long Beach Ave</u> (No.) (Street)	ZONING DISTRICT <u>AA</u>
	BETWEEN <u>Maxson Ave.</u> (Cross Street) AND <u>W. Seaman Ave.</u> (Cross Street)	
	SECTION <u>54</u> BLOCK <u>55</u> LOT <u>4</u>	APPROX. LOT SIZE _____ x _____
		LOT AREA <u>9375</u>

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
<ul style="list-style-type: none"> 1 New building 2 Addition-Alteration (If residential, enter number of new housing units added. If non-state none _____) 3 Swimming Pool 4 <input checked="" type="checkbox"/> Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation) 	<p>RESIDENTIAL</p> <ul style="list-style-type: none"> 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 _____ <p>NON RESIDENTIAL - Complete Part "E"</p> <ul style="list-style-type: none"> 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>300,000.00</u>	<u>proposed fire repair, second story addition and proposed deck</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>Agnes Zeda</u>	<u>209 N. Long Beach Ave</u> <u>Freeport, NY 11520</u>	<u>(516) 543-1146</u>
2. Contractor	<u>AW Restoration</u>	<u>112 Mott St.</u> <u>Oceanside NY 11572</u>	<u>516-536-1801</u>
3. Architect or Engineer	<u>Gaby Schilinguinan</u>	<u>18 Mitchell Rd.</u> <u>Westhampton Beach NY 11978</u>	

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
<p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. <u>WNL 31692793</u> Company <u>Wisco</u> Exp. Date <u>12/22/24</u></p> <p>Contractor or Owner <u>Agnes Zeda</u> (Print)</p> <p>Address <u>209 N. Long Beach Ave</u></p> <p>Phone <u>516-543-1146</u></p> <p>State of New York</p> <p>County of Nassau</p> <p><u>Agnes Zeda</u> being duly sworn, says that <u>she</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>her</u> knowledge and belief and agrees to conform to all applicable laws of this State of New York.</p>	<p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <u>1376.41</u></p> <p>Upper Flrs Square Feet <u>1200</u></p>

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Agnes Zeda</i> <i>Zeda Residence</i>			
Project Location (describe, and attach a location map): <i>209 N. Long Beach Ave.</i>			
Brief Description of Proposed Action: <i>proposed fire repair</i>			
Name of Applicant or Sponsor: <i>Agnes Zeda</i>		Telephone: <i>(516) 543-1176</i>	
		E-Mail: <i>Fedman209209@gmail.com</i>	
Address: <i>209 N. Long Beach Ave.</i>			
City/PO: <i>Freeport NY 11520</i>		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>4375 sq-ft.</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?			<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

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

Applicant/sponsor name: Agnes Zeda Date: 10/30/24
 Signature: Agnes Zeda

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

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

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

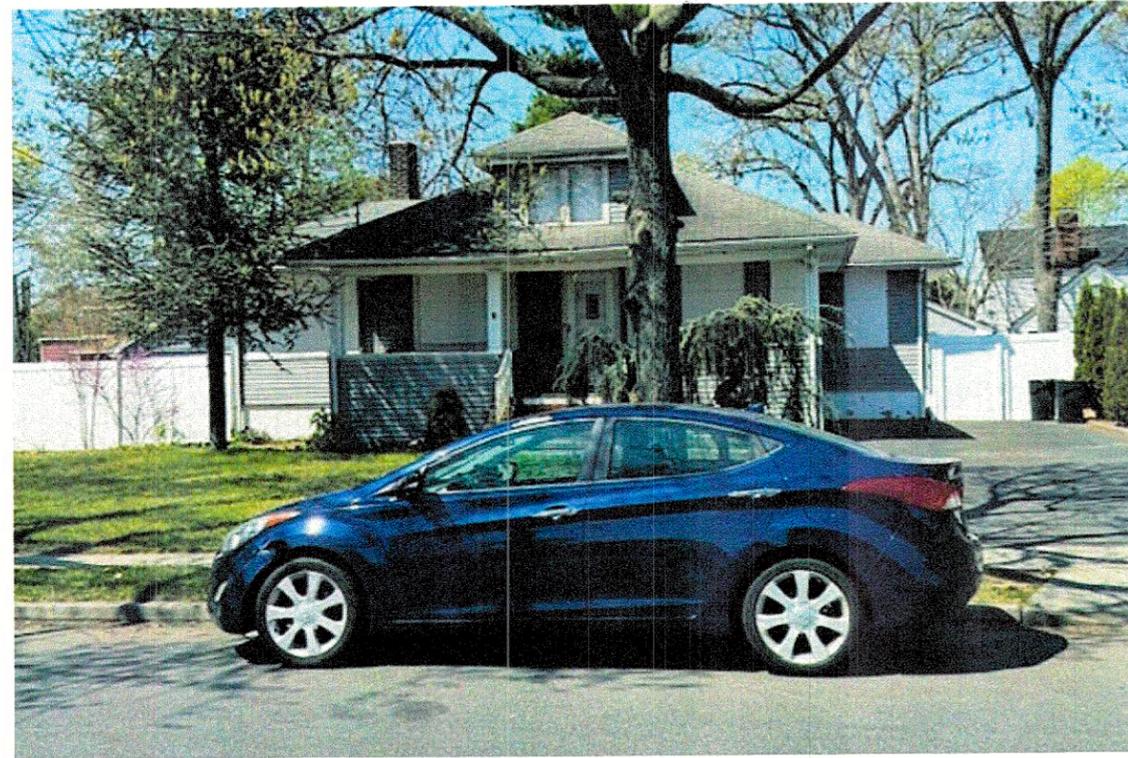
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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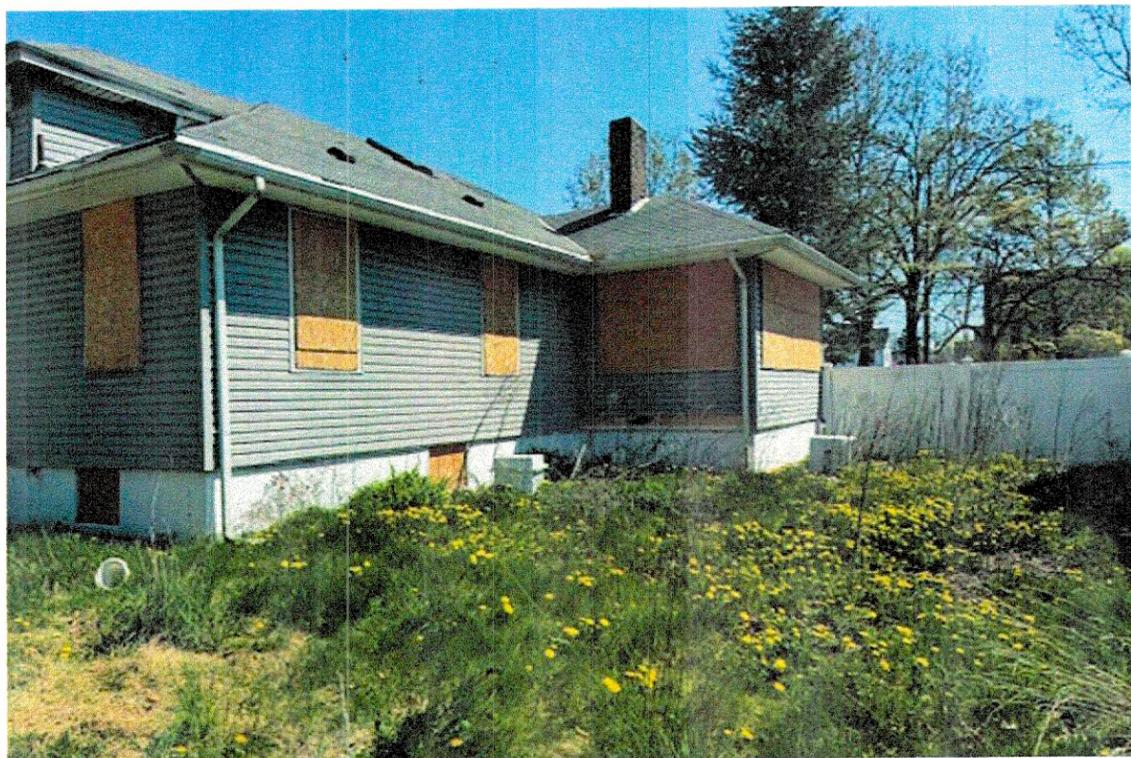
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined,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

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

Subject Parcel



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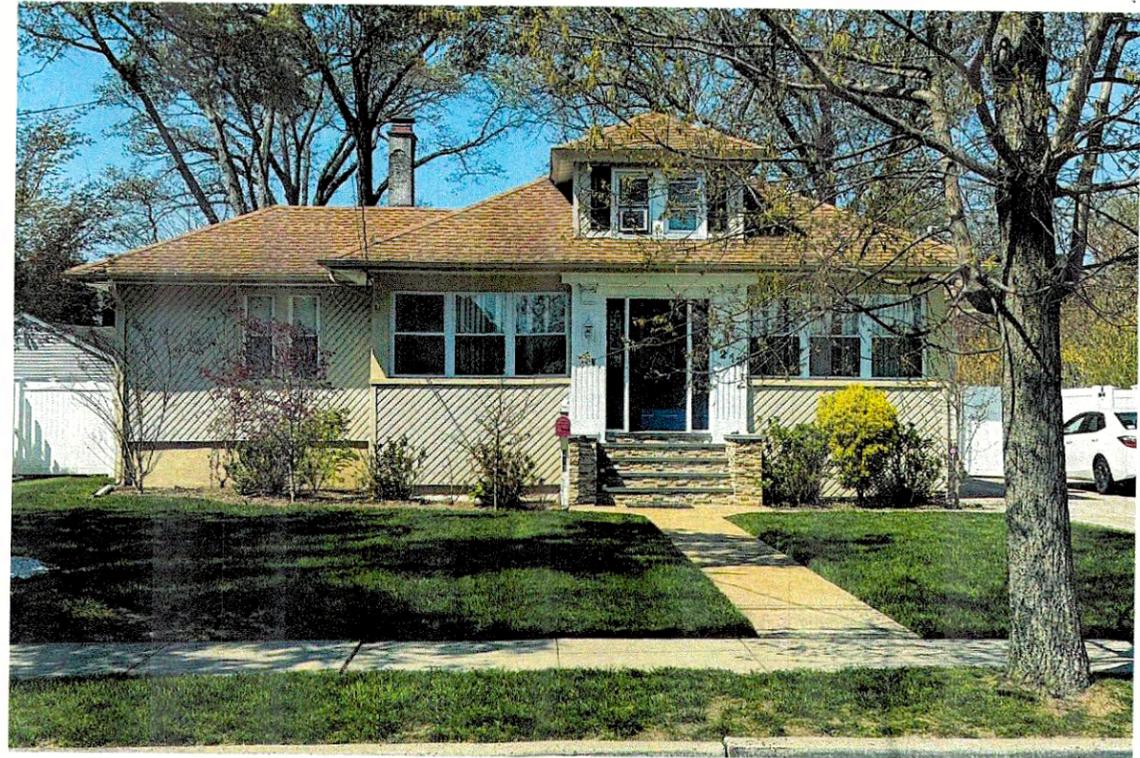
205 N. Long Beach Ave.



212 N. Long Beach Ave.



208 N. Long Beach Ave.



213 N. Long Beach Ave.

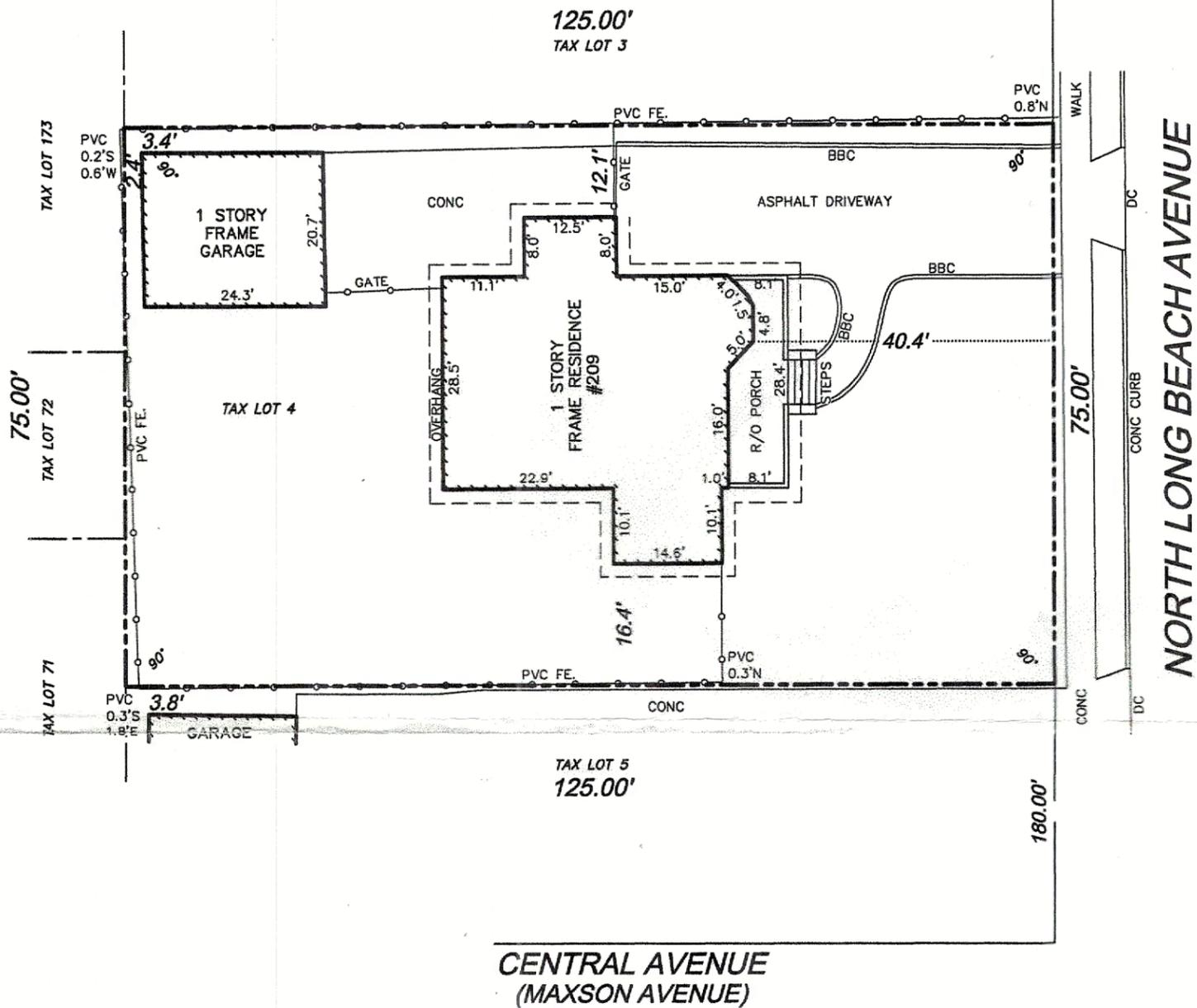
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LEGEND:



FILED MAP LOT NUMBER

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY." "CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

SURVEY OF PROPERTY
SITUATED IN
INCORPORATED VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK

JOSEPH M. PETITO
Land Surveying & Civil Engineering PC
27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260
Website: www.jpetito.com Email: jpetitolsce@gmail.com
formerly O'Connor - Petito, L.L.C.



DATE: AUGUST 20, 2024

REVISED:

SBC. 54 BLK. 55 LOT 4

SCALE: 1"=20' SHEET: 1 OF 1



PROPOSED FRONT ELEVATION

(EAST)



PROPOSED FRONT - SIDE ELEVATION

(EAST-NORTH)



PROPOSED REAR - SIDE ELEVATION

(WEST-SOUTH)



PROPOSED REAR - SIDE ELEVATION

(WEST-NORTH)

Gaby TCHILINGUIRIAN, R.A. Architect P.C.
 18 MITCHELL ROAD
 WESTHAMPTON BEACH, NY 11978
 www.NYarchitectGGT.com NYarchitectGGT@gmail.com
 OFFICE: (516) 297-6917

THE ZEDA RESIDENCE
 FIRE REPAIR RESTORATION PROJECT
 209 NORTH LONG BEACH AVENUE
 FREEPORT NY 11520

CHECKED & APPROVED BY:
 GABY TCHILINGUIRIAN R.A.
 DRAWN BY: GGT
 SHEET TITLE: RENDERINGS
 Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 038685
 SEAL AND SIGNATURE

DRAWING NUMBER:

A-R

PROJECT TITLE:

THE ZEDA RESIDENCE

PROJECT ADDRESS:

FIRE REPAIR RESTORATION PROJECT
209 NORTH LONG BEACH AVENUE FREEPORT NY 11520



GABY TCHILINGUIRIAN, R.A. ARCHITECT P.C.

18 MITCHELL ROAD - WESTHAMPTON BEACH - NY 11978

Office - (516) 297-6917

www.NYarchitectGT.com NYarchitectGT@gmail.com

DRAWING LIST:

A-R: ARCHITECTURAL RENDERINGS

A-1: TITLE SHEET (APPLICANT & ADDRESS) PLOT PLAN AND ZONING INFORMATION

A-2: FLOOR PLANS - NOTES

A-3: FLOOR PLANS - NOTES - DETAILS

A-4: FLOOR PLANS - NOTES - DETAILS

A-5: BUILDING ELEVATIONS

A-6: BUILDING SECTIONS - NOTES - DETAILS

A-7: BUILDING DETAILS

A-8: BUILDING DETAILS

A-9: ENERGY COMPLIANCE DETAILS

A-10: MINIMUM DESIGN COMPLIANCE NOTES

A-11: 2020 NYS CODE COMPLIANCE NOTES

A-12: 2020 NYS CODE COMPLIANCE CHARTS/DETAILS

A-13: 2020 NYS CODE SECTION DETAILS

LEGEND OF MATERIALS

--- EXISTING WORK TO BE REMOVED

--- NEW FOUNDATION 3000 PSI

1 - NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR. R-20 INSULATION BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & EXTERIOR SIDING TO MATCH EXISTING; PAINT.

2 - NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES SOUND W/ ACOUSTICAL INSULATION BETWEEN LIVING SLEEPING SPACES

3 - NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES

--- EXISTING WORK TO REMAIN

E - EXISTING 2x4 FRAME STUDS TO BE REPAIRED, SISTERED AND OR REPLACED ONCE EXPOSED. REPLACE INSULATION AND 1/2" GYP. BOARD AS REQUIRED TO MAKE READY

SD - NYS APPROVED SMOKE AND CARBON DETECTOR

F - NEW FIRE RATED PARTITION 2x4 PRESSURE TREATED PARTITIONS WITH (2) LAYERS 5/8" TYPE "X" GYP. BD. EA. SIDE CEILING TO RECEIVE (2) LAYERS 5/8" GYP. BD.

PT - NEW MOISTURE REPELLENT PARTITIONS 2x4 PRESSURE TREATED BOT. PLATE WITH (1) LAYERS 1/2" PAPERLESS WATER REPELLENT GYP. BOARD INTERIOR



THE PRODUCTION OF THESE DOCUMENTS HAVE BEEN GENERATED USING THE
2020 NEW YORK STATE RESIDENTIAL CODE

ZONING INFORMATION:

ZONE: AA DIST: 0400 SEC: 062.00 BLK: 01.00 LOT: 008.001

LOT: 9,375 S.F.

YARDS:

FRONT: 40.4' (EXISTING VARIES NO CHANGE)

SIDES: 16.4' & 12.1 (EXISTING NO CHANGE)

REAR: 42.0' - 32.0'

COVERAGE:

EXISTING: 1,376.41 S.F.

(EXISTING NO CHANGE)

COVERAGE %: 14.7

HEIGHT:

26.9' EXISTING

SCOPE NOTES:

AREA OF EXTENSIVE FIRE - WATER FRAME DAMAGE. G.C. TO DIRECT REPLACE ALL DAMAGED STRUCTURAL COMPONENTS AS REQUIRED TO MAKE READY FOR OCCUPANCY. FRAME REPLACEMENT NOT LIMITED TO AREA SHOWN, IN THE EVENT ADDITIONAL FRAME MEMBERS ARE EXPOSED AND FOUND DAMAGED G.C. TO DIRECT REPLACE AS WELL IN-KIND. THIS NOTE IS TYPICAL FOR THE ENTIRE DWELLING SHOWN ABOVE.

ALL DAMAGED PLUMBING SHALL BE REPLACED

FLOORS, WALLS AND CEILING INCLUDING INSULATION SHALL BE MADE READY.

ALL DAMAGED WINDOWS SHALL BE REPLACED

ALL DAMAGED STAIRS SHALL BE MADE READY AND FUNCTIONAL WITH HAND RAILS.

ALL CABINETS, ISLANDS, APPLIANCES, COUNTER TOPS AND BACK SPLASHES SHALL BE MADE READY.

OWNER TO APPROVE ALL ITEMS NOTED ABOVE.

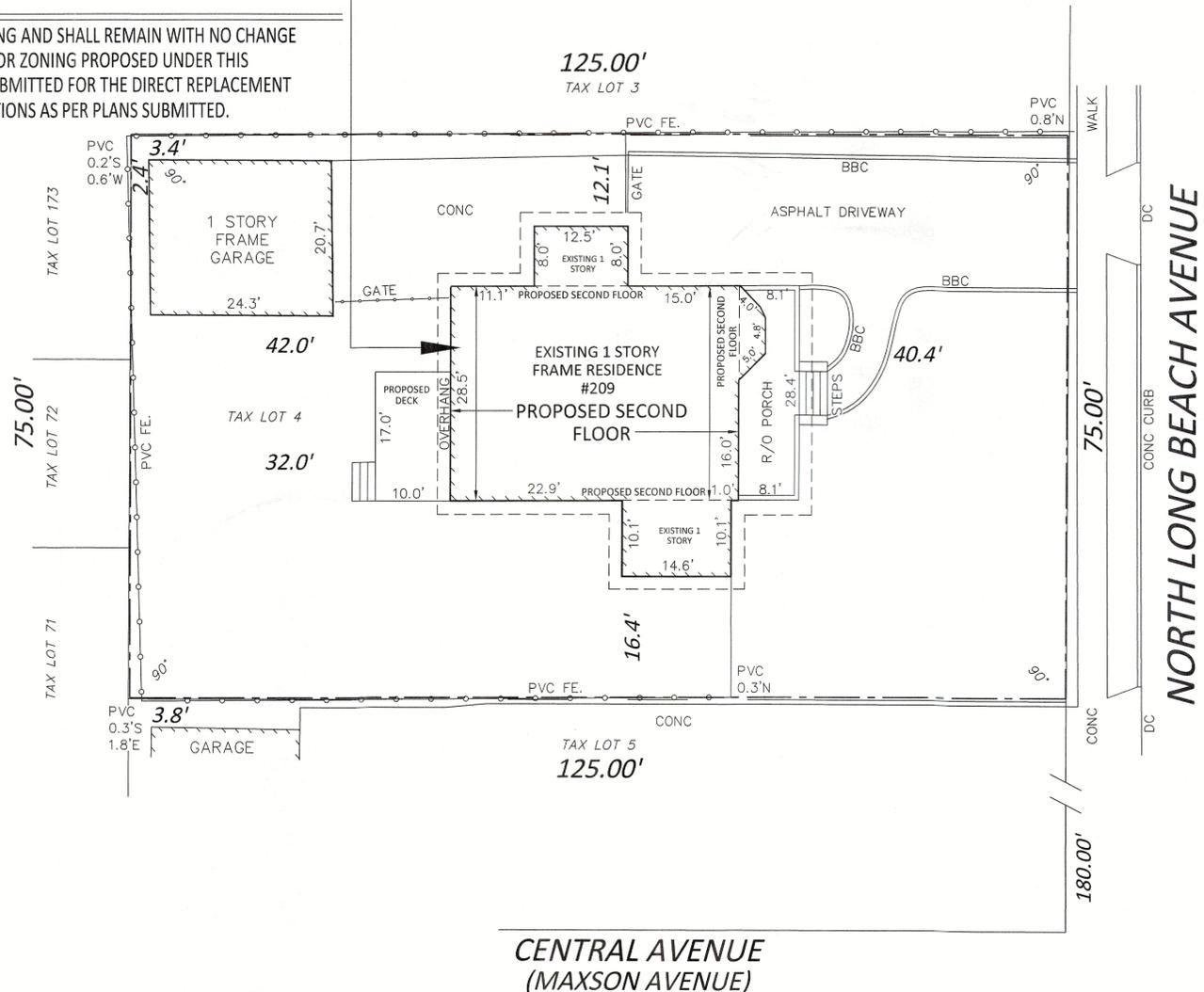
DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANNER IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORARILY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

SCOPE OF WORK PROPOSED

PLANS FILED TO REPAIR -
REPLACE ALL FIRE/WATER DAMAGED BUILDING COMPONENTS OF DWELLING AS PER PLANS AND INSTALL NEW SECOND FLOOR ADDITION

NOTE: ALL CONDITIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANGE IN USE, EGRESS, OCCUPANCY AND OR ZONING PROPOSED UNDER THIS APPLICATION. SCOPE OF WORK SUBMITTED FOR THE DIRECT REPLACEMENT OF WATER/FIRE DAMAGED CONDITIONS AS PER PLANS SUBMITTED.



PLOT PLAN

SCALE: 3/32" = 1'-0"

Gaby Tchilinguirian, R.A. Architect P.C.

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www.NYarchitectGT.com NYarchitectGT@gmail.com
OFFICE: (516) 297-6917

THE ZEDA RESIDENCE

FIRE REPAIR RESTORATION PROJECT
209 NORTH LONG BEACH AVENUE
FREEPORT NY 11520

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN, R.A.

DRAWN BY: GGT

SHEET TITLE: TITLE SHEET

Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB



SEAL AND SIGNATURE

DRAWING NUMBER:

A-1

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANNER IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORARILY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

HANDRAILS:

PROVIDE HANDRAILS AT ALL INTERIOR AND EXTERIOR STAIRWAYS WITH 4 OR MORE RISERS AS PER 2020 RC OF NYS R311.7.8

GLAZING:

ALL WINDOWS WITHIN 5'-0" OF A SHOWER OR TUB TO BE TEMPERED AS PER 2020 RC OF NYC R308.4.5.

ALL WINDOWS WITHIN 36" ABOVE WALKING SURFACE OF A STAIRCASE AND WITHIN 5'-0" OF THE BOTTOM OF THE STAIRS TO BE TEMPERED AS PER 2020 RC OF NYS R308.4.7.

EXTERIOR LUMBER NOTE:

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE

ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

CARBON MONOXIDE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE CARBON MONOXIDE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. CARBON MONOXIDE DETECTORS MUST BE DIGITAL READ OUT TYPE
3. ALL CARBON MONOXIDE MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN

SMOKE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. SUCH SMOKE DETECTORS MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE
3. ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN SMOKE DETECTORS REQUIRED IN EACH SLEEPING ROOM

UTILITY NOTE:

G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.

MECHANICAL ROOM NOTES:

- PROVIDE (2) LAYER 5/8" FIRE RATED TYPE "X" GYP. BD. ON ALL WALLS AND CEILINGS WITH-IN BOILER ROOM AND (2) LAYER 5/8" TYPE "X" GYP. BD. OPP. SIDE ON ALL WALLS AND CEILINGS ADJACENT TO LIVING SPACE AS REQUIRED.
- PROVIDE NON COMB. MATERIAL & CLEARANCES AROUND MECHANICAL EQUIPMENT AS PER NYS CODE AND MANUFACTURES SPECIFICATIONS.
- PROVIDE VENTING OF MECHANICAL ROOM AS PER NYS CODE AND MANUFACTURES SPECIFICATION
- INSTALLATION OF BOILER/MECHANICAL UNITS SHALL BE VERIFIED AND INCLUDED IN OWNERS BID PRIOR TO ANY CONSTRUCTION. SHOULD CLEARANCES ASSURE ARISE ALL WORK SHALL STOP AND ARCHITECT TO BE NOTIFIED IMMEDIATELY FOR CLARIFICATION AND OR RESOLUTION.

SCOPE NOTES:

AREA OF EXTENSIVE FIRE - WATER FRAME DAMAGE. G.C. TO DIRECT REPLACE ALL DAMAGED STRUCTURAL COMPONENTS AS REQUIRED TO MAKE READY FOR OCCUPANCY. FRAME REPLACEMENT NOT LIMITED TO AREA SHOWN, IN THE EVENT ADDITIONAL FRAME MEMBERS ARE EXPOSED AND FOUND DAMAGED G.C. TO DIRECT REPLACE AS WELL IN-KIND. THIS NOTE IS TYPICAL FOR THE ENTIRE DWELLING SHOWN ABOVE.

ALL DAMAGED PLUMBING SHALL BE REPLACED

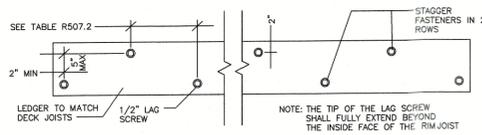
FLOORS, WALLS AND CEILING INCLUDING INSULATION SHALL BE MADE READY.

ALL DAMAGED WINDOWS SHALL BE REPLACED

ALL DAMAGED STAIRS SHALL BE MADE READY AND FUNCTIONAL WITH HAND RAILS.

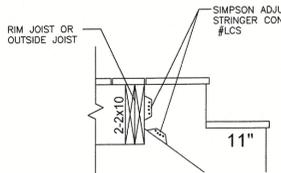
ALL CABINETS, ISLANDS, APPLIANCES, COUNTER TOPS AND BACK SPLASHES SHALL BE MADE READY.

OWNER TO APPROVE ALL ITEMS NOTED ABOVE.



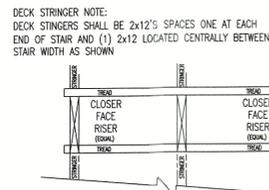
DETAIL @ LEDGER BOARD "A"

SCALE: NTS



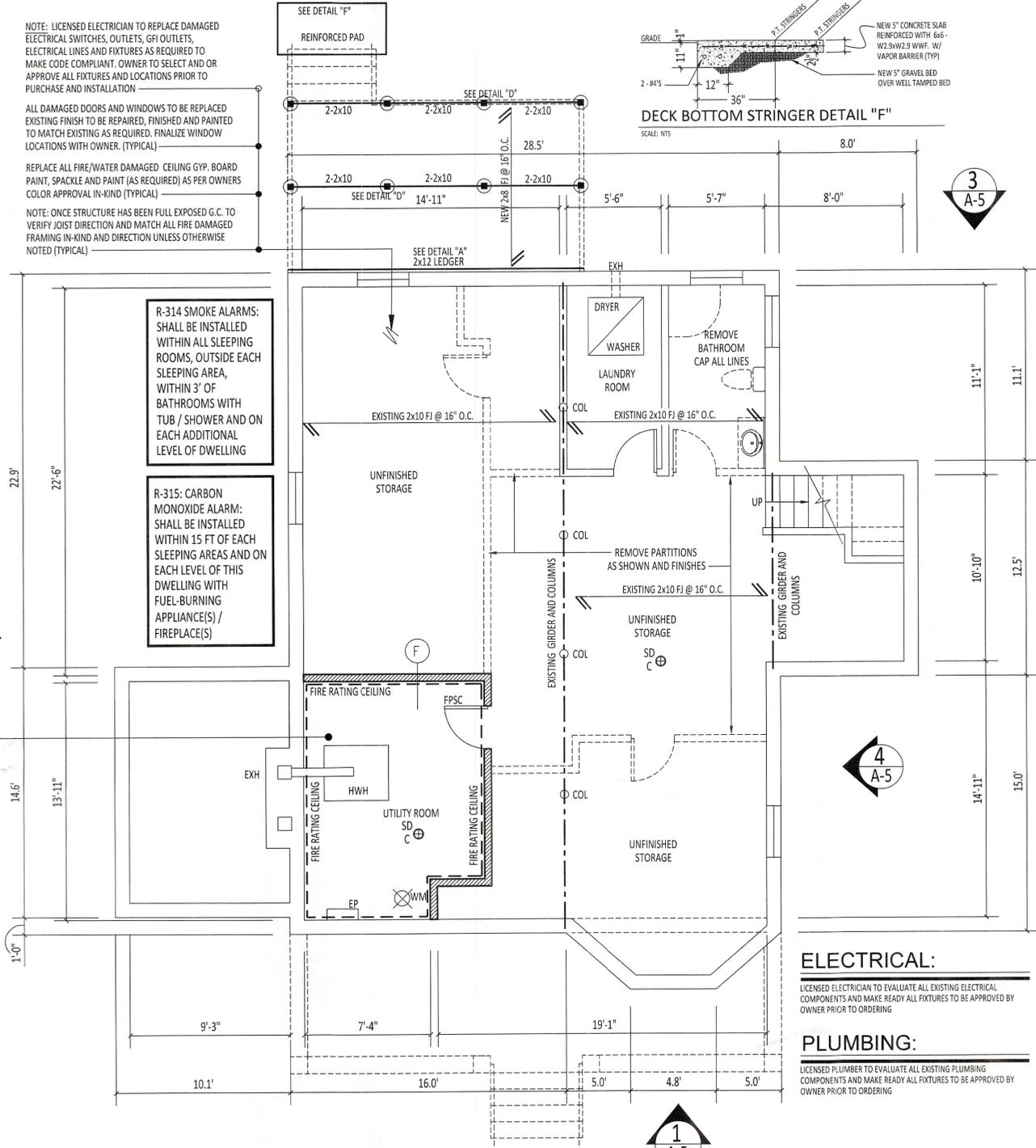
DETAIL @ STRINGER "B"

SCALE: NTS

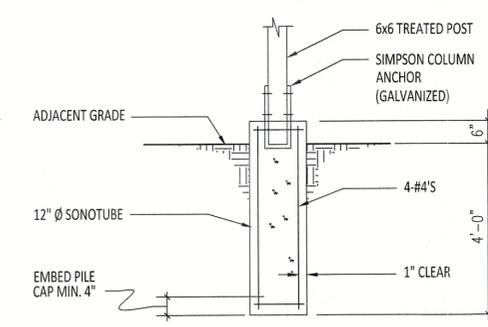


DETAIL @ STRINGER "C"

SCALE: NTS

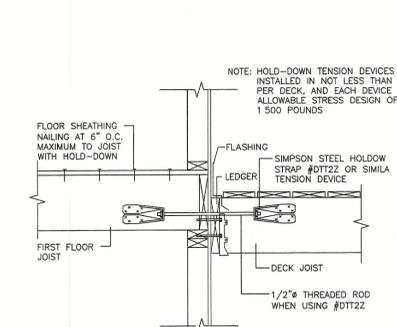


1 BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0"



DECK FOOTING DETAIL "D"

SCALE: NTS



DETAIL @ DECK LEDGER SECTION VIEW "E"

SCALE: NTS

EXTERIOR LUMBER NOTE:
ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE
ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

NOTE: LICENSED ELECTRICIAN TO REPLACE DAMAGED ELECTRICAL SWITCHES, OUTLETS, GFI OUTLETS, ELECTRICAL LINES AND FIXTURES AS REQUIRED TO MAKE CODE COMPLIANT. OWNER TO SELECT AND OR APPROVE ALL FIXTURES AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION

ALL DAMAGED DOORS AND WINDOWS TO BE REPLACED EXISTING FINISH TO BE REPAIRED, FINISHED AND PAINTED TO MATCH EXISTING AS REQUIRED. FINALIZE WINDOW LOCATIONS WITH OWNER. (TYPICAL)

REPLACE ALL FIRE/WATER DAMAGED CEILING GYP. BOARD PAINT, SPACKLE AND PAINT (AS REQUIRED) AS PER OWNERS COLOR APPROVAL IN-KIND (TYPICAL)

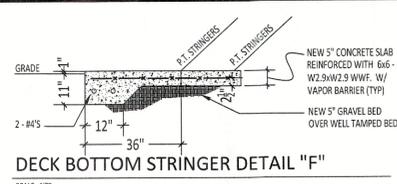
NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)

R-314 SMOKE ALARMS: SHALL BE INSTALLED WITHIN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA, WITHIN 3' OF BATHROOMS WITH TUB / SHOWER AND ON EACH ADDITIONAL LEVEL OF DWELLING

R-315: CARBON MONOXIDE ALARM: SHALL BE INSTALLED WITHIN 15 FT OF EACH SLEEPING AREAS AND ON EACH LEVEL OF THIS DWELLING WITH FUEL-BURNING APPLIANCE(S) / FIREPLACE(S)

DECK BOTTOM STRINGER DETAIL "F"

SCALE: NTS

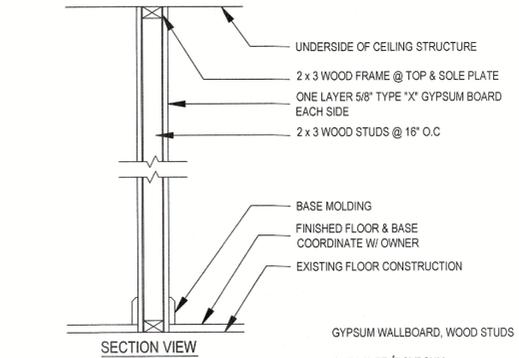


ELECTRICAL:

LICENSED ELECTRICIAN TO EVALUATE ALL EXISTING ELECTRICAL COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

PLUMBING:

LICENSED PLUMBER TO EVALUATE ALL EXISTING PLUMBING COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING



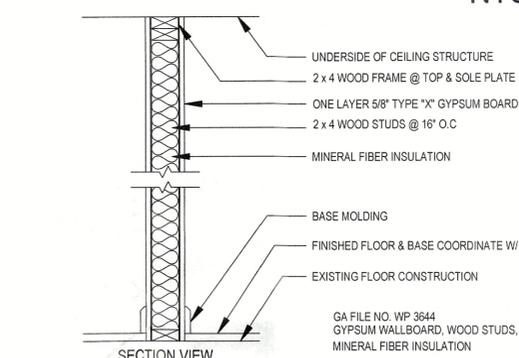
NON-RATED PARTITION (2 x 3 FRAME)
NTS

UNDERSIDE OF CEILING STRUCTURE
2 x 3 WOOD FRAME @ TOP & SOLE PLATE
ONE LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE
2 x 3 WOOD STUDS @ 16" O.C.

BASE MOLDING
FINISHED FLOOR & BASE COORDINATE W/ OWNER
EXISTING FLOOR CONSTRUCTION

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 x 3 WOOD STUDS 16" O.C. W/ 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING TRACKS AND INTERMEDIATE STUDS. JOINT STAGGERED 24" ON EACH SIDE AND ON OPPOSITE SIDES.



ONE HOUR RATED PARTITION (2 x 4 FRAME)
NTS

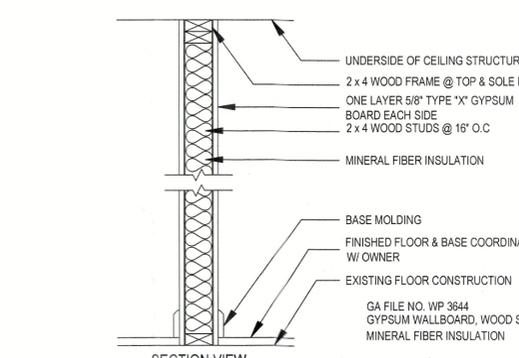
UNDERSIDE OF CEILING STRUCTURE
2 x 4 WOOD FRAME @ TOP & SOLE PLATE
ONE LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE
2 x 4 WOOD STUDS @ 16" O.C.

BASE MOLDING
FINISHED FLOOR & BASE COORDINATE W/ OWNER
EXISTING FLOOR CONSTRUCTION

GA FILE NO. WP 3644
GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

ONE LAYER 5/8" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 16" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 3-1/2" MINERAL FIBER INSULATION, NOMINAL 2.5 PPF, FRICTION FIT IN STUD SPACE. VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES.

B.S.A # 301-60-SM



ONE HOUR RATED BEARING PARTITION (2 x 4 FRAME)
NTS

UNDERSIDE OF CEILING STRUCTURE
2 x 4 WOOD FRAME @ TOP & SOLE PLATE
ONE LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE
2 x 4 WOOD STUDS @ 16" O.C.

BASE MOLDING
FINISHED FLOOR & BASE COORDINATE W/ OWNER
EXISTING FLOOR CONSTRUCTION

GA FILE NO. WP 3644
GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

ONE LAYER 5/8" TYPE WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 12" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 3-1/2" MINERAL FIBER INSULATION, NOMINAL 2.5 PPF, FRICTION FIT IN STUD SPACE. VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES. TESTED AT 2.578 LBS PER STUD OR 100 PERCENT OF DESIGN LOAD. (LOAD-BEARING)

B.S.A # 301-60-SM

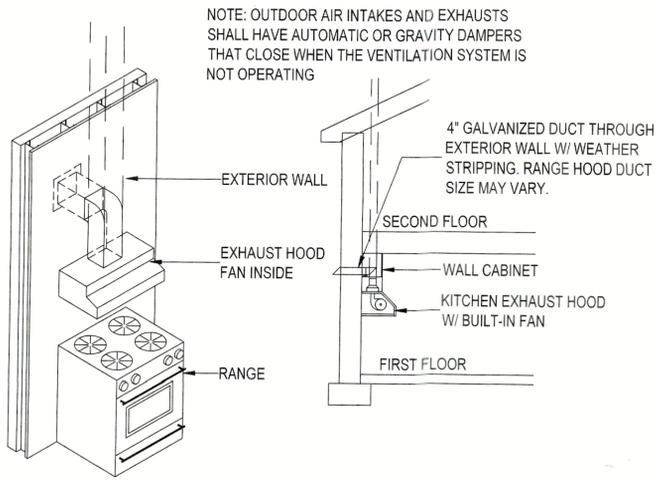
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SHEET TITLE: PLANS
Date: 10-11-2024

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DRAWING NUMBER:
A-2

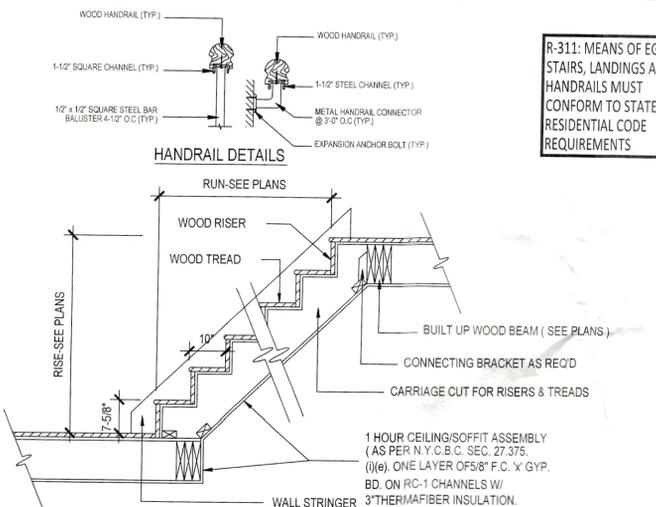


NOTE: OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING

4" GALVANIZED DUCT THROUGH EXTERIOR WALL W/ WEATHER STRIPPING. RANGE HOOD DUCT SIZE MAY VARY.

KITCHEN EXHAUST HOOD DETAIL

NTS

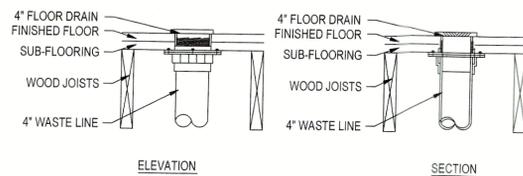


R-311: MEANS OF EGRESS STAIRS, LANDINGS AND HANDRAILS MUST CONFORM TO STATE RESIDENTIAL CODE REQUIREMENTS

WOOD STAIR DETAIL IF REQUIRED

NTS

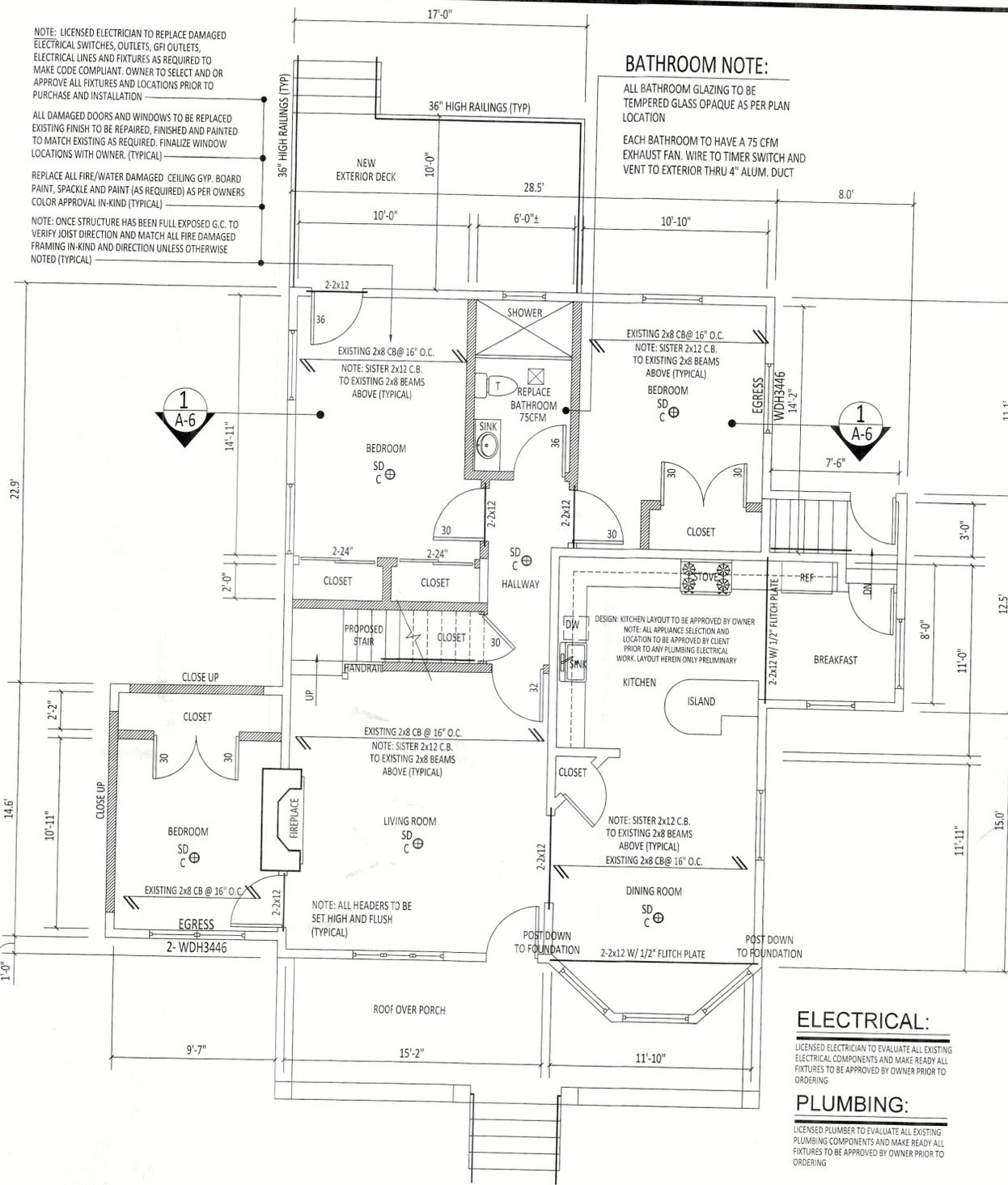
STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 R.C. OF NYS R311&R312) -STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX RISER SHALL NOT EXCEED 8 1/2"
-MIN TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN 3/4" NOR MORE THAN 1 1/2"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY. -GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE. -GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4"



FLOOR DRAIN DETAIL IF REQUIRED

NTS

NOTE: LICENSED ELECTRICIAN TO REPLACE DAMAGED ELECTRICAL SWITCHES, OUTLETS, GFI OUTLETS, ELECTRICAL LINES AND FIXTURES AS REQUIRED TO MAKE CODE COMPLIANT. OWNER TO SELECT AND OR APPROVE ALL FIXTURES AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION
ALL DAMAGED DOORS AND WINDOWS TO BE REPLACED EXISTING FINISH TO BE REPAIRED, FINISHED AND PAINTED TO MATCH EXISTING AS REQUIRED. FINALIZE WINDOW LOCATIONS WITH OWNER. (TYPICAL)
REPLACE ALL FIRE/WATER DAMAGED CEILING GYP. BOARD PAINT, SPACKLE AND PAINT (AS REQUIRED) AS PER OWNERS COLOR APPROVAL IN-KIND (TYPICAL)
NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)



BATHROOM NOTE:

ALL BATHROOM GLAZING TO BE TEMPERED GLASS OPAQUE AS PER PLAN LOCATION
EACH BATHROOM TO HAVE A 75 CFM EXHAUST FAN. WIRE TO TIMER SWITCH AND VENT TO EXTERIOR THRU 4" ALUM. DUCT

ELECTRICAL:

LICENSED ELECTRICIAN TO EVALUATE ALL EXISTING ELECTRICAL COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

PLUMBING:

LICENSED PLUMBER TO EVALUATE ALL EXISTING PLUMBING COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

1 FIRST FLOOR PLAN

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

HANDRAILS:
PROVIDE HANDRAILS AT ALL INTERIOR AND EXTERIOR STAIRWAYS WITH 4 OR MORE RISERS AS PER 2020 RC OF NYS R311.7.8

GLAZING:
ALL WINDOWS WITHIN 5'-0" OF A SHOWER OR TUB TO BE TEMPERED AS PER 2020 RC OF NYC R308.4.5.
ALL WINDOWS WITHIN 36" ABOVE WALKING SURFACE OF A STAIRCASE AND WITHIN 5'-0" OF THE BOTTOM OF THE STAIRS TO BE TEMPERED AS PER 2020 RC OF NYS R308.4.7.

PLUMBING:
LICENSED PLUMBER TO EVALUATE ALL EXISTING PLUMBING COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

ELECTRICAL:
LICENSED ELECTRICIAN TO EVALUATE ALL EXISTING ELECTRICAL COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

SECTION 12.2393 LOAD PATH NOTE:
ONCE STRUCTURE HAS BEEN EXPOSED CONTRACTOR TO REVIEW ALL LOAD BEARING WALLS FROM HIGHEST LEVEL OF DWELLING TO EXISTING FOUNDATION. SHOULD ANY LOAD BEARING WALLS BE EXPOSED OTHER THAN WHAT HAS BEEN SHOWN ON THESE PLANS CONTRACTOR TO STOP ALL WORK IMMEDIATELY AND CONTACT ARCHITECT FOR INSTRUCTIONS TO PROCEED.

WINDOW NOTES:
ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. ANY SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER/CONTRACTOR SHALL CONSULT WITH THE WINDOW MANUFACTURER TO DETERMINE EXACT SIZE, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. (GRADE FLOOR 5.0 S.F.) W/ A NET HEIGHT OF 24", A NET CLEAR OPENING OF 20" AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITH-IN 18" OF THE FLOOR SHALL BE TEMPERED GLAZING AS PER IBC, BOCA AND CABO AND STATE AND LOCAL CODES AND ORDINANCES

BATHROOM - KITCHEN LOCATION WALLS
WET AREA REQUIREMENTS; MOLD RESISTANCE NOTE AS PER NYS RES CODE: GYPSUM BOARD OR CEMENT BOARD, USED IN AN ASSEMBLY FOR THE FOLLOWING AREAS, SHALL HAVE A MOLD RESISTANCE RATING OF 10 IN ACCORDANCE WITH ASTM D3273: 1. WALLS OF BATHROOMS/LAUNDRY 2. PORTIONS OF WALLS WITHIN 2 FEET OF KITCHEN SINKS TO A HEIGHT OF 4 FEET ABOVE THE FLOOR; 3. PORTIONS OF WALLS WITHIN 2 FEET OF KITCHEN STOVES TO A HEIGHT OF 4 FEET ABOVE THE FLOOR

DEMOLITION PERFORMANCE DISCLAIMER:
THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANNER IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORARILY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

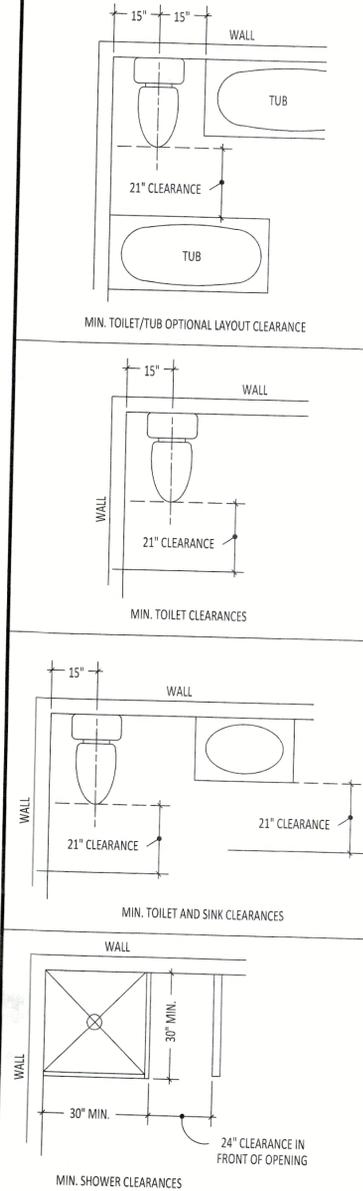


FIGURE R307.1 MINIMUM FIXTURE CLEARANCES "C"

R308.4 - GLAZING IN HAZARDOUS LOCATIONS:
GLAZING IN THE FOLLOWING AREAS SHALL BE TEMPERED SAFETY GLAZING: GLASS IN SWINGING AND SLIDING DOORS AND FIXED SIDELIGHTS, TUB AND SHOWER ENCLOSURES, ADJACENT TO DOORS WITHIN 24", AND WINDOWS WITH AREAS OF GLASS GREATER THAN 9 SQUARE FEET, HAVING THE BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR AND A WALKING SURFACE WITHIN 36" HORIZONTALLY FROM THE GLAZING.

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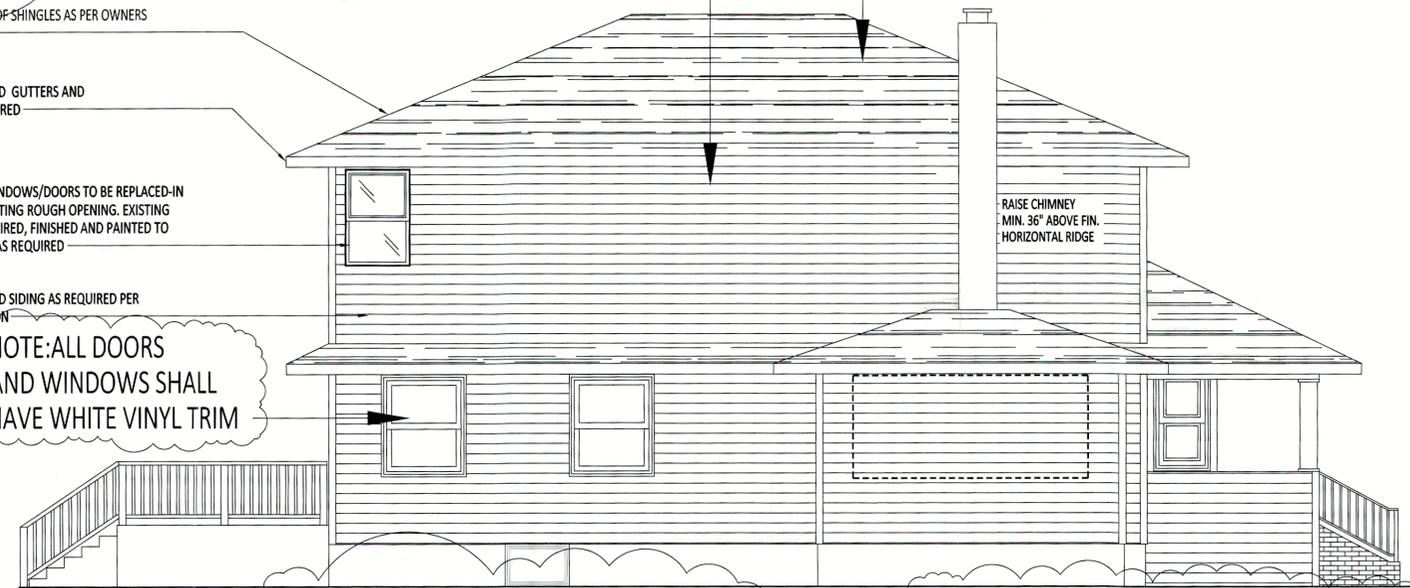
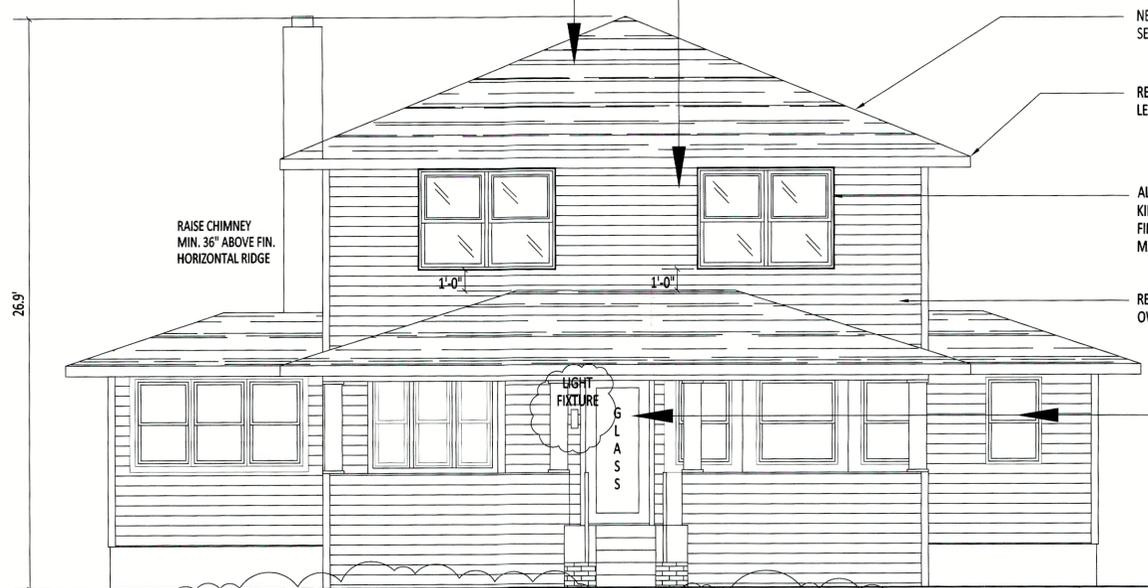
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OFFICE OF THE STATE ARCHITECT
SEAL AND SIGNATURE

DRAWING NUMBER:
A-3

NOTE: ROOFING COLOR: GAF TIMBERLINE ARCHITECTURAL SHINGLES IN CHARCOAL

NOTE: SIDING COLOR: CERTAINTED DOUBLE 4 INCH DUTCH LAP IN CYPRESS GUTTER AND DOWNSPOUTS WHITE ALUMINUM

NOTE: ROOFING COLOR: GAF TIMBERLINE ARCHITECTURAL SHINGLES IN CHARCOAL



NOTE: ALL COLUMNS/TRIM TO BE WHITE

STEPS EXISTING BRICK

ALL GRADING AT PERIMETER OF PROPERTY TO REMAIN AS PER THE EXISTING

NOTE: ALL COLUMNS/TRIM TO BE WHITE VINYL

EXTERIOR LIGHT FIXTURES : BLACK SEE PAGE A-6

1 PROPOSED FRONT ELEVATION (EAST)

2 PROPOSED SIDE ELEVATION (NORTH)

EXTERIOR LIGHT FIXTURES : BLACK SEE PAGE A-6

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

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

NOTE: ROOFING COLOR: GAF TIMBERLINE ARCHITECTURAL SHINGLES IN CHARCOAL

NOTE: SIDING COLOR: CERTAINTED DOUBLE 4 INCH DUTCH LAP IN CYPRESS GUTTER AND DOWNSPOUTS WHITE ALUMINUM

NOTE: ROOFING COLOR: GAF TIMBERLINE ARCHITECTURAL SHINGLES IN CHARCOAL



RAISE CHIMNEY MIN. 36" ABOVE FIN. HORIZONTAL RIDGE

STEPS EXISTING BRICK
REPLACE DAMAGED SIDING AS REQUIRED PER OWNERS SELECTION

ALL GRADING AT PERIMETER OF PROPERTY TO REMAIN AS PER THE EXISTING

NOTE: ALL RAILINGS TO BE WHITE VINYL

NOTE: ALL COLUMNS/TRIM TO BE WHITE

NOTE: ALL COLUMNS/TRIM TO BE WHITE VINYL

NOTE: ALL RAILINGS TO BE WHITE VINYL

3 PROPOSED REAR ELEVATION (WEST)

4 PROPOSED SIDE ELEVATION (SOUTH)

EXTERIOR LIGHT FIXTURES : BLACK SEE PAGE A-6

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

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

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SHEET TITLE: ELEVATIONS

Date: 10-11-2024

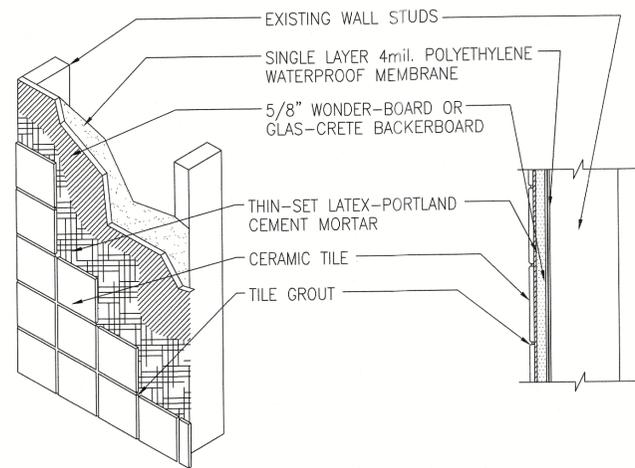
GABY TCHILINGUIRIAN AIA, NCARB



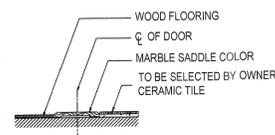
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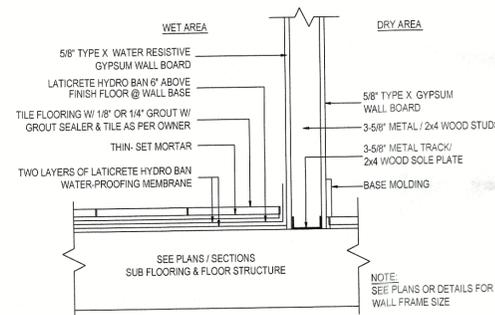
A-5



KITCHEN/BATH TILE WALL (NON RATED) NTS



CERAMIC TILE TO WOOD NTS



WATERPROOFING DETAIL (KITCHEN & BATH) NTS



EXTERIOR LIGHTING

EXTERIOR LIGHT FIXTURES : BLACK SEE PAGE A-6

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANNER IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORARILY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

R806.1 - ROOF VENTILATION REQUIRED:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

R806.2 - MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

TYP. ROOF CONSTRUCTION
40 YEAR ARCHITECTURAL FIBERGLASS ROOF SHINGLES
15LB BUILDING PAPER FELT
5/8" CDX PLYWOOD ROOF SHEATHING
2x12 ROOF RAFTERS @ 16" O.C.

R905.1.2 - ICE BARRIERS: (TYPICAL FOR ALL EDGING) PROVIDE AN ICE BARRIER CONSISTING OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF EAVE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 ON 12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

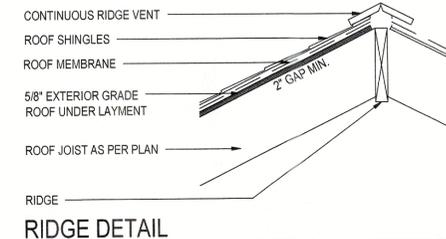
TYP. WALL CONSTRUCTION

EXTERIOR SIDING AS PER OWNERS SELECTION
AIR INFILTRATION BARRIER
1/2" CDX PLYWOOD EXTERIOR SHEATHING
2x4 WALL STUDS @ 16" O.C.
R-20 WALL INSULATION
(R-5 FOAM PANELS ON EXTERIOR R-15 INSULATION INTERIOR)
NOTE: SEE RES-CHECK TO COMPLIANCE REPORT

MANDATORY OWNER MATERIAL APPROVAL:

NOTE: ALL FIXTURES TO BE PRE-APPROVED BY UNIT OWNER PRIOR TO ANY ORDERING
NOTE: ALL FINISH FLOORING TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL TILES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL PAINT AND GROUT COLOR TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL LIGHTING UNITS/FIXTURES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL INTERIOR DOORS TO BE SOLID CORE AND BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL DIMENSIONS ARE PLUS AND MINUS. G.C. TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK PERFORMED AND OBTAIN WRITTEN APPROVAL/SIGN-OFF PRIOR TO ANY INTERIOR PARTITION WORK PERFORMED

EXISTING APPROXIMATE GRADE



RIDGE DETAIL NTS

CARBON MONOXIDE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE CARBON MONOXIDE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. CARBON MONOXIDE DETECTORS MUST BE DIGITAL READ OUT TYPE
3. ALL CARBON MONOXIDE MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN

SEE PLANS FOR LOCATIONS:

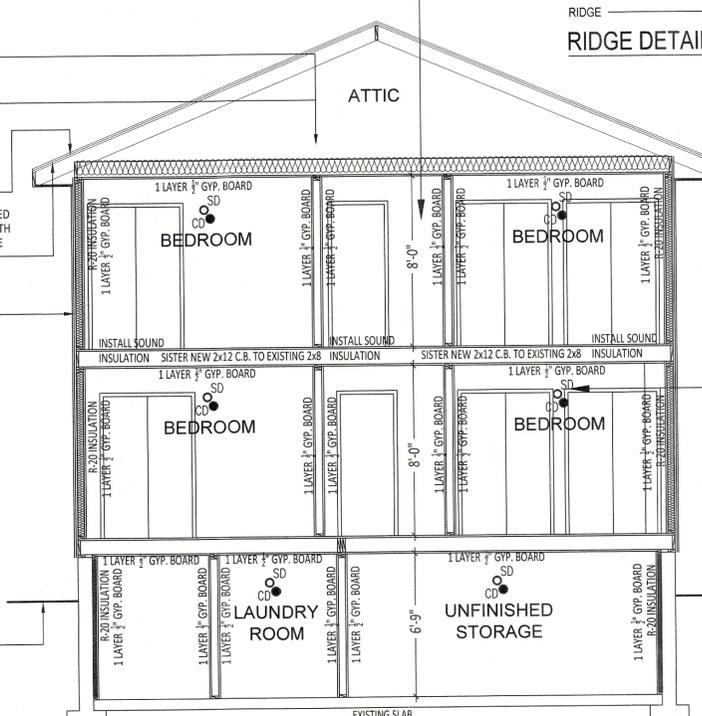
SMOKE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. SUCH SMOKE DETECTORS MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE
3. ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN SMOKE DETECTORS REQUIRED IN EACH SLEEPING ROOM

NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)

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

1 PROPOSED FRONT ELEVATION



ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS, INCLUDING THE APPLICABLE NATL ELEC CODE.
2. THE CONTRACTOR IS TO PROVIDE AN ELECTRICAL INSPECTION AND THE CONTRACTOR IS TO PROVIDE AN UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
3. ALL SMOKE DETECTORS AND OTHER LIFE SAFETY DEVICES TO BE ALL SMOKE DETECTORS AND OTHER LIFE SAFETY DEVICES TO BE SUPPLIED AND INSTALLED PER CODE.
4. G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED IN ALL BATHROOMS, G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED IN ALL BATHROOMS, KITCHEN, GARAGE, AND AS REQUIRED BY CODE.
5. MIN ELECTRIC SERVICE FOR NEW CONSTRUCTION SHALL BE 200 MIN ELECTRIC SERVICE FOR NEW CONSTRUCTION SHALL BE 200 AMPS. FOR EXISTING STRUCTURES, ELECTRIC SERVICE SHALL BE INCREASED AS REQUIRED IN ORDER TO HANDLE THE IMPOSED ELECTRIC LOAD AT PEAK DEMAND.

HVAC NOTES

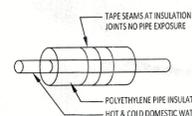
1. ALL HVAC WORK TO BE IN ACCORDANCE WITH THE RULES AND ALL HVAC WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES, AND ALL STANDARDS REFERENCED THEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HVAC THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HVAC SYSTEM AND ALL DUCTWORK, BASED ON THE CODES ABOVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE EXIST THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE EXIST HVAC SYSTEM, IF APPLICABLE, AND DETERMINING IF THE EXIST SYSTEM IS SUFFICIENT TO HANDLE ANY ADDITIONAL HEATING/COOLING LOADS, AND SHALL RECOMMEND UPGRADES TO THE SYSTEM AS REQUIRED.
4. CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND SOFFIT LOCATIONS CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND SOFFIT LOCATIONS WITH THE OWNERS AND ARCHITECTS PRIOR TO FABRICATION AND INSTALLATION.

PLUMBING NOTES

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE RULES AND ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
2. ALL PLUMBING FIXTURES AND HARDWARE TO BE AMERICAN STANDARD OR ALL PLUMBING FIXTURES AND HARDWARE TO BE AMERICAN STANDARD OR APPROVED EQUAL
3. ALL PLUMBING SUPPLY PIPING TO BE A MIN. OF 1/2" COPPER MAINS. ALL PLUMBING SUPPLY PIPING TO BE A MIN. OF 1/2" COPPER MAINS.
4. ALL MAIN PLUMBING VENT AND WASTE LINES TO BE A MIN. 4" IN DIA. AND TO ALL MAIN PLUMBING VENT AND WASTE LINES TO BE A MIN. 4" IN DIA. AND TO BE CONNECTED TO AN APPROVED SANITARY SYSTEM.
5. ALL CLEANOUTS TO BE LOCATED AS PER NYS CODE. ALL CLEANOUTS TO BE LOCATED AS PER NYS CODE.
6. SIZES AND TYPES OF APPARATUS, EQUIPMENT, AND SYSTEM CONTROLS SIZES AND TYPES OF APPARATUS, EQUIPMENT, AND SYSTEM CONTROLS SHALL COMPLY WITH THE NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES.

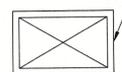
STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE ASTM SPECS FOR A572 50 KSI STEEL AS PER THE AISC MANUAL.
2. ALL CONNECTIONS TO BE 3/4" DIA. BOLTS (A325) OR GREATER AS ALL CONNECTIONS TO BE 3/4" DIA. BOLTS (A325) OR GREATER AS REQUIRED OR WELDED CONNECTIONS.
3. ALL CONNECTIONS TO BE IN COMPLIANCE WITH AISC STANDARDS AND TO ALL CONNECTIONS TO BE IN COMPLIANCE WITH AISC STANDARDS AND TO SATISFY BEAM END REACTIONS.
4. ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE TO RECEIVE ONE ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE TO RECEIVE ONE SHOP COAT OF APPROVED PAINT OR BE GALVANIZED.
5. ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE REQUIREMENTS OF THE AISC, AWS AND ALL APPLICABLE BUILDING CODES.
6. ALL COLUMNS TO BE PROVIDED WITH STANDARD GOVERNMENT ANCHORS ALL COLUMNS TO BE PROVIDED WITH STANDARD GOVERNMENT ANCHORS AND SUITABLE BEARING PLATES AT BASES, IN COMPLIANCE WITH AISC STANDARDS.
7. FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL COLUMNS.
8. ALL PRECAUTIONS MUST BE TAKEN DURING STEEL ERECTION TO ENSURE ALL PRECAUTIONS MUST BE TAKEN DURING STEEL ERECTION TO ENSURE STABILITY UNTIL STRUCTURE IS COMPLETED.



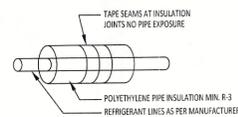
PIPE INSULATION FOR DOMESTIC WATER LINE

DETAIL USED WHEN APPLICABLE



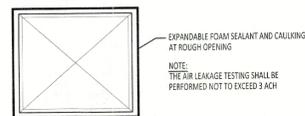
DUCT INSULATION DETAIL

DETAIL USED WHEN APPLICABLE



PIPE INSULATION FOR REFRIGERANT LINE

DETAIL USED WHEN APPLICABLE



DETAIL FOR DOORS AND WINDOWS

DETAIL USED WHEN APPLICABLE

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DRAWN BY: GGT
SHEET TITLE: SECTION
Date: 10-11-2024



DRAWING NUMBER:

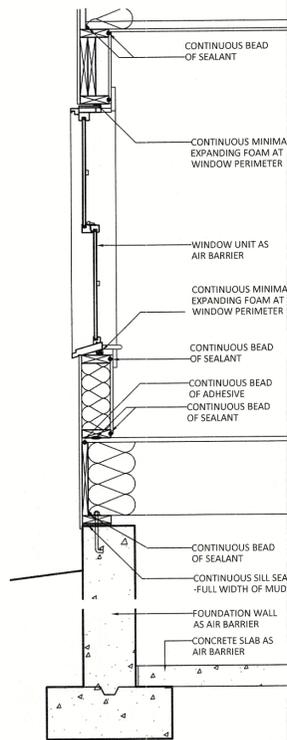
A-6

TABLE R402.4.1.1 - AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER
WALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER	RIM JOIST SHALL BE INSULATED
FLOORS (INCLUDING ABOVE GARAGES & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES TO BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS
SHAFTS / PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND IC RATED
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED
ELECTRICAL/ PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS	

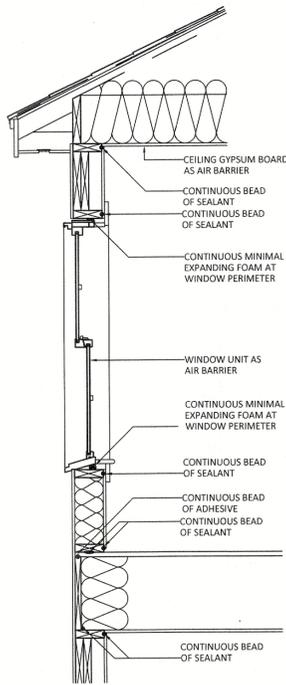
MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.80
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.23
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.97
DOORS	
WOOD, SOLID CORE (1 3/4")	2.17
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08



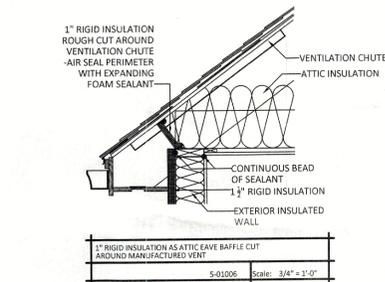
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

5-02002 Scale: 3/4" = 1'-0"

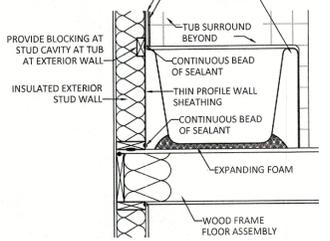


CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION

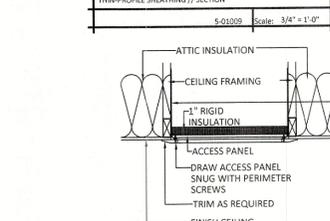
5-02003 Scale: 3/4" = 1'-0"



5-02006 Scale: 3/4" = 1'-0"

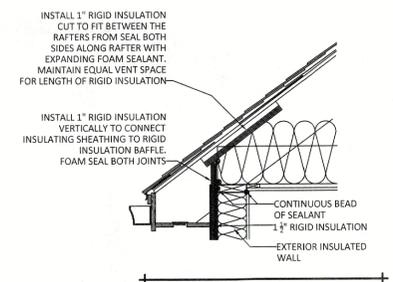


5-02009 Scale: 3/4" = 1'-0"

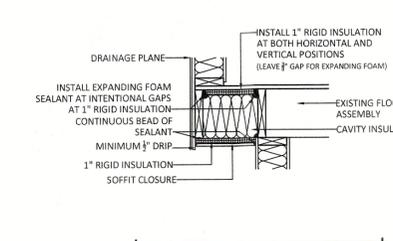


5-02022 Scale: 3/4" = 1'-0"

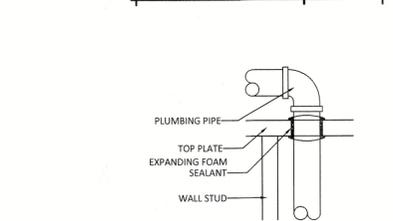
5-02022 Scale: 3/4" = 1'-0"



5-02005 Scale: 3/4" = 1'-0"

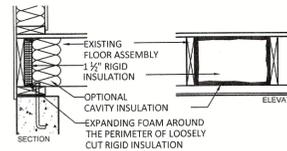


5-02019 Scale: 3/4" = 1'-0"

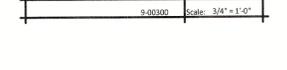


5-02023 Scale: 3/4" = 1'-0"

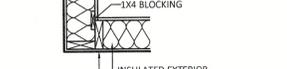
5-02023 Scale: 3/4" = 1'-0"



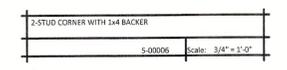
5-02002 Scale: 3/4" = 1'-0"



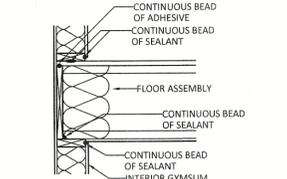
5-02006 Scale: 3/4" = 1'-0"



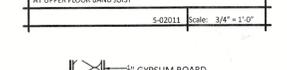
5-02007 Scale: 3/4" = 1'-0"



5-02007 Scale: 3/4" = 1'-0"



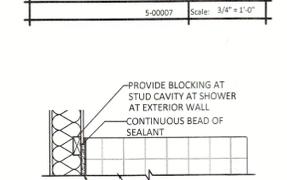
5-02011 Scale: 3/4" = 1'-0"



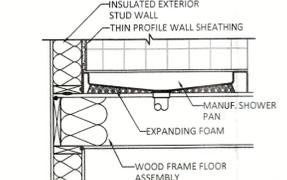
5-02007 Scale: 3/4" = 1'-0"



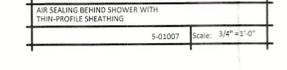
5-02007 Scale: 3/4" = 1'-0"



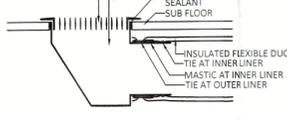
5-02007 Scale: 3/4" = 1'-0"



5-02007 Scale: 3/4" = 1'-0"

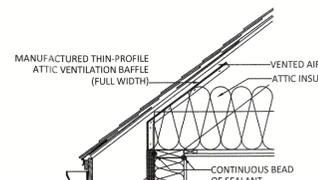


5-02007 Scale: 3/4" = 1'-0"

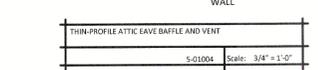


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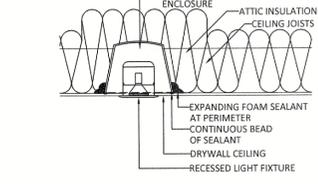
5-02023 Scale: 3/4" = 1'-0"



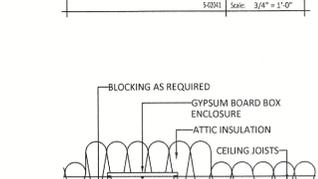
5-02004 Scale: 3/4" = 1'-0"



5-02004 Scale: 3/4" = 1'-0"



5-02001 Scale: 3/4" = 1'-0"



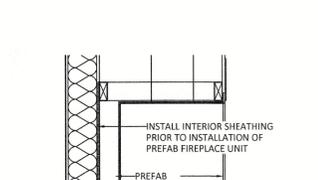
5-02001 Scale: 3/4" = 1'-0"



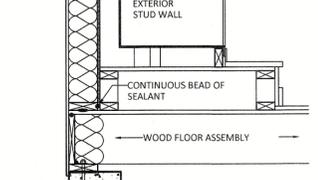
5-02001 Scale: 3/4" = 1'-0"



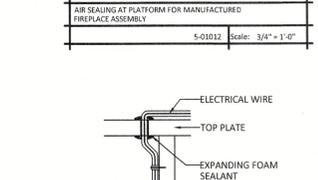
5-02001 Scale: 3/4" = 1'-0"



5-02012 Scale: 3/4" = 1'-0"



5-02012 Scale: 3/4" = 1'-0"



5-02024 Scale: 3/4" = 1'-0"

5-02024 Scale: 3/4" = 1'-0"

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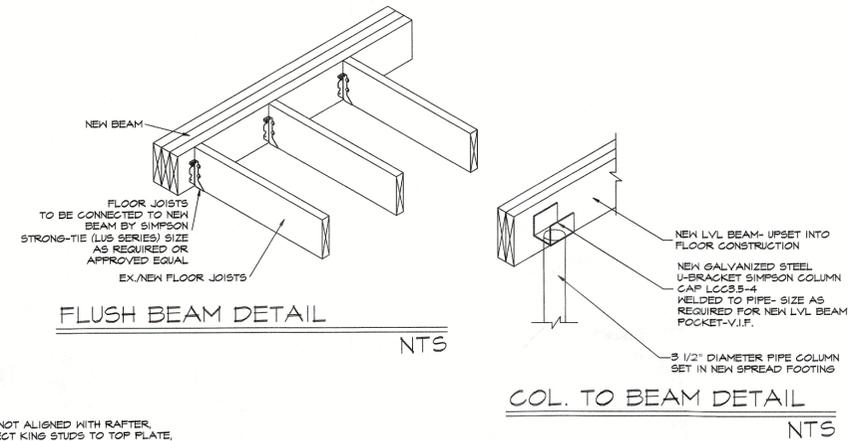
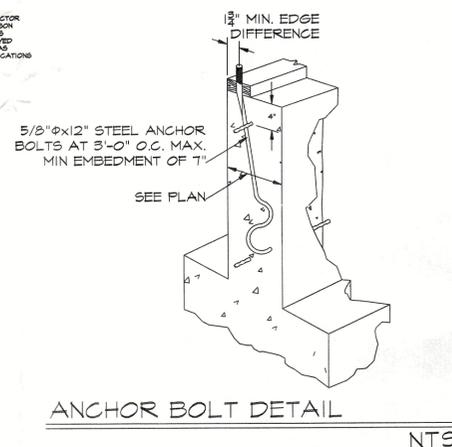
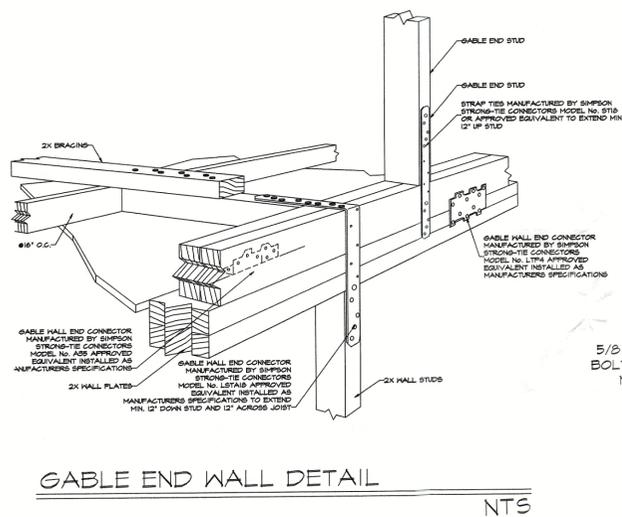
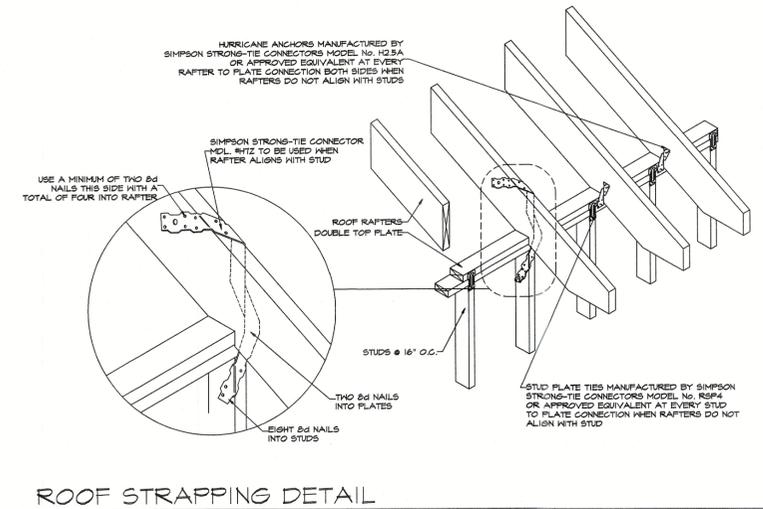
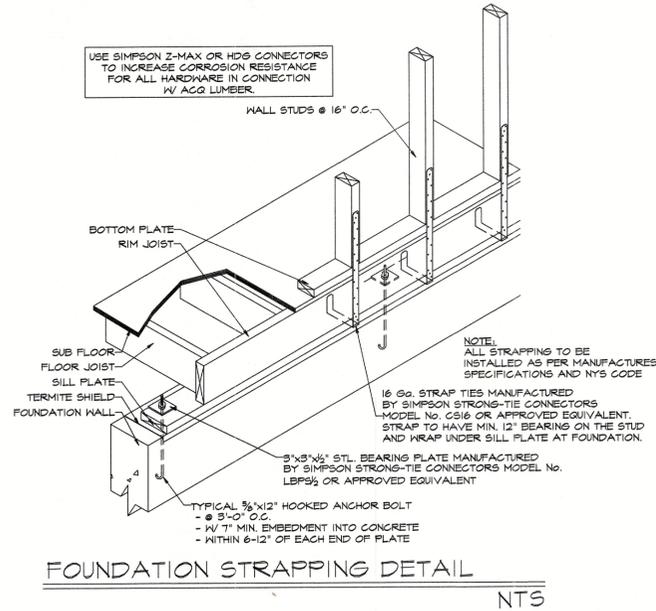
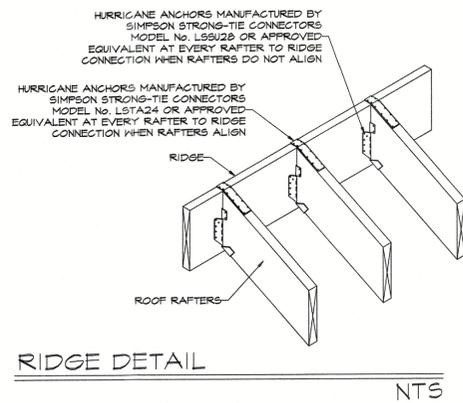
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DRAWN BY: GGT
SHEET TITLE: ENERGY
Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB
REGISTERED ARCHITECT
STATE OF NEW YORK

SEAL AND SIGNATURE

DRAWING NUMBER:
A-7



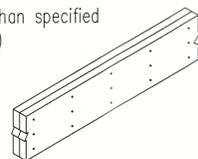
CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

1 3/4" Width Pieces:

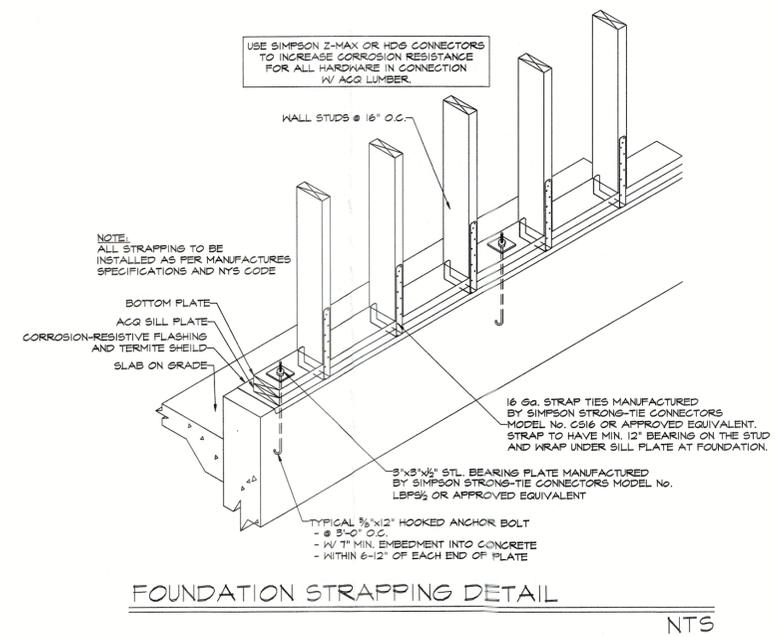
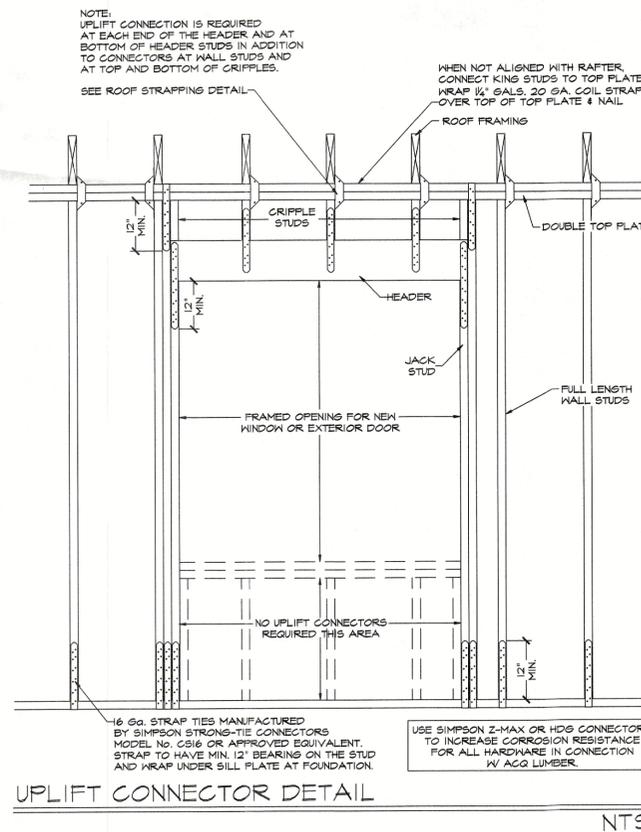
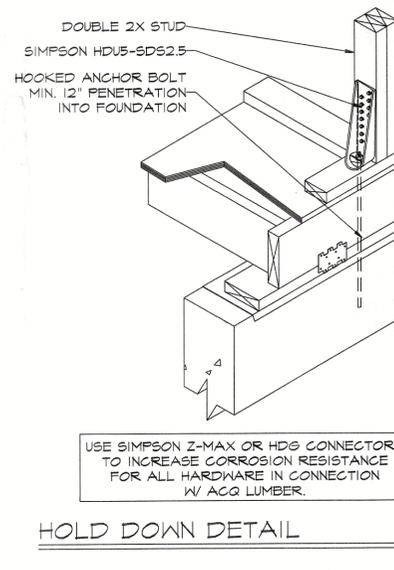
- Minimum of 2 rows 16d (3 1/2") nails at 12" o.c.
- Minimum of 3 rows 16d (3 1/2") nails at 12" o.c. for 14" and deeper beams
- Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")

3 1/2" Width Pieces:

- Minimum of 2 rows 1/2" bolts at 24" o.c. staggered



Additional nailing or bolting may be required with side-loaded multiple member beams. Refer to current product literature.



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CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY: GGT
SHEET TITLE: DETAILS
Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB
STATE OF NEW YORK
REGISTERED ARCHITECT
SEAL AND SIGNATURE

DRAWING NUMBER:

A-8

GENERAL NOTES

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED.
- LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS WILL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK AS INDICATED.
- THE CONTRACTOR SHALL INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB AND THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRAS WILL BE ALLOWED FOR DISCREPANCIES UP TO 2'-0" IN ANY MEASUREMENT.
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.
- THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE. THE ARCHITECT AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS OR LEGAL ACTIONS ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK IS TO CONFORM WITH THE ENVIRONMENTAL CONSERVATION CODE OF NEW YORK STATE. GLASS AREAS USED ANYWHERE IN THE WORK SHALL BE DOUBLE GLAZED LOW E HIGH PERFORMANCE GLAZING WITH A MIN "U" VALUE OF .35. ALL EXTERIOR DOORS SHALL HAVE INSULATED CORES WITH A MIN "U" VALUE OF .40.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK..
- THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT'S REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
- MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RELOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
- PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS, INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
- FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS, AND PENETRATIONS, TO FORM A WATER TIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
- ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE RESIDENTIAL CODE OF NYS AND THE APPROVED ELECTRICAL INSPECTOR. THE FINAL UL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.
- THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
- REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
- PERMIT FEES FOR ANY AND ALL GOVERNING AGENCIES ARE THE OWNER'S RESPONSIBILITY. THE ARCHITECTS TAKE NO RESPONSIBILITY FOR DELAYS OF GOVERNMENT AGENCIES.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS OR DEVIATIONS FROM THESE CONSTRUCTION DRAWINGS WITHOUT SPECIFIC APPROVAL FROM THE ARCHITECTS PRIOR TO START OF WORK. ANY CHANGES MADE BY THE CONTRACTOR (STRUCTURAL MEMBERS, WINDOW CHANGES, ETC) RESULTING IN CODE VIOLATIONS OR CAUSING THE FAILURE OF ANY BUILDING DEPARTMENT INSPECTION WILL RESULT IN THE CONTRACTOR REPLACING THE COMPLETED NON-COMPLIANT WORK TO MEET THE REQUIRED SPECIFICATIONS AT CONTRACTOR'S COST. ARCHITECTS WILL NOT BE RESPONSIBLE FOR CONTRACTOR DEVIATIONS FROM THE APPROVED PLANS.
- UNLESS SUPERSEDED BY A SEPARATE CONSTRUCTION ADMINISTRATION AGREEMENT BETWEEN THE OWNER AND THE ARCHITECT, THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT. THE ARCHITECT HAS NO FURTHER CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF CONSTRUCTION DRAWINGS REQUIRED TO OBTAIN A BUILDING PERMIT IN ACCORDANCE WITH ALL APPLICABLE CODES. IN ALL CASES, THE ARCHITECT DISCLAIMS ANY AND ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS, SIZES OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS.

CONSTRUCTION NOTES

- ALL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 900 PSI AND A MODULUS OF ELASTICITY OF 1,600,000, UNLESS OTHERWISE NOTED.
- ALL ENGINEERED STRUCTURAL WOOD MEMBERS, INCLUDING ENGINEERED JOISTS AND BEAMS, TO BE AS MANUFACTURED BY TRUSS JOIST MacMILLAN OR APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURER'S SPECS.
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD FOR STUD WALLS, OR FACE OF MASONRY FOR MASONRY WALLS, UNLESS OTHERWISE NOTED.
- DOUBLE ALL BEAMS OR JOISTS UNDER BATHTUB(S), HEAVY APPLIANCES, PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOOR, CEILING, AND ROOF, UNLESS OTHERWISE NOTED.
- PROVIDE METAL SUPPORT HANGERS AT ALL FLUSH FRAMED FLOOR AND CEILING JOISTS, ROOF RAFTERS, HEADERS AND BEAMS.
- PROVIDE CONTINUOUS METAL TERMITE SHIELDS AND ACQ TREATED WOOD PLATES ALONG PERIMETER WALLS, CONTRACTOR TO ENSURE MINIMUM OF 6" BETWEEN GRADE AND WOOD SILL.
- MINIMUM (2) 2 X12 HEADERS OVER ALL OPENINGS, UNLESS OTHERWISE NOTED.
- ALL STUD, JOIST AND RAFTER FRAMING SHALL BE PROVIDED WITH BLOCKING AS PER THE NYS RESIDENTIAL BUILDING CODE. ALL STUD BEARING WALLS TO HAVE STUD BRIDGING AT MID-HEIGHT.
- ALL FIRESTOPPING AND BLOCKING TO BE INSTALLED AS PER NYS RESIDENTIAL BUILDING CODE.
- USE WATERPROOF MEMBRANE FLASHING AROUND ALL OUTSIDE DOORS AND WINDOWS.
- FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS, ROOF VENTILATORS, HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, AND GABLE ENDS.
- ALL GYP. BD. WALLS AND CEILINGS TO BE TAPED, SPACKLED, 3 COATS, AND SANDED READY FOR PAINT.
- WATERPROOF GYP. BD. TO BE PROVIDED AROUND TUB AND ON WET WALL IN ALL BATHROOMS.
- BATHROOMS WITHOUT NATURAL VENTILATION TO HAVE AN ELECTRIC EXHAUST FAN (50 CFM MINIMUM) CONNECTED TO LIGHT SWITCH AND DUCTED TO THE EXTERIOR.
- ALL WINDOW DESIGNATIONS ARE FOR ANDERSON HIGH PERFORMANCE 400 SERIES GLAZING.
- GC TO INSTALL HARD WIRED SMOKE DETECTORS AND OTHER LIFE SAFETY EQUIPMENT TO MEET ALL APPLICABLE CODES.
- GC TO INSTALL ALUM GUTTERS AND LEADERS IN LOCATIONS AS REQUIRED TO COLLECT ALL RAIN WATER RUNOFF - COLOR AS PER OWNER.

DEMOLITION NOTES

- DEMOLITION WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL AND STATE REGULATIONS, INCLUDING ALL PERMITS AND UTILITY CUT-OFFS.
- PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND ANSI/NFPA 241-1975, BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS.
- PROVIDE ALL TEMPORARY BARRICADES, RAILINGS, LIGHTING, ETC. REQUIRED TO PROTECT THE WORKMEN, OWNER'S PERSONNEL AND OTHERS FROM INJURY DUE TO THE DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF PERSONS TO AND FROM AREAS AND FACILITIES WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, FROST OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND FIXTURES FREE FROM DAMAGES, REPAIR ANY DAMAGE TO PROPERTY OF THE OWNER WHICH IS TO REMAIN IN USE, OR THAT OF ANY PERSON, OR PERSONS ON OR OFF THE SITE, CAUSED BY THE DEMOLITION WORK WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL ADEQUATELY BRACE AND SHORE ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION AND CONSTRUCTION. BRACING TO REMAIN IN PLACE UNTIL FINAL STRUCTURAL ELEMENTS ARE INSTALLED IN THEIR ENTIRETY.
- PERFORM THE DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT FIRES. REMOVE ALL ACCUMULATED DEBRIS PROMPTLY. DISPOSAL BY BURNING WILL NOT BE PERMITTED ON SITE. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL, WORKMAN-LIKE MANNER.
- ALL SALVAGEABLE MATERIALS AND EQUIPMENT INCLUDING FIXTURES, FURNISHINGS AND DECOR ITEMS SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THE OWNER DETERMINES THE COURSE OF ACTION TO BE TAKEN WITH SAME.
- PROTECT AND MAINTAIN EXISTING UTILITY LINES WHICH ARE TO REMAIN IN SERVICE IN SUCH A MANNER AS TO AVOID INTERRUPTION OF THESE LINES. CAP ALL UTILITY LINES TERMINATED BY THE DEMOLITION WORK IN A MANNER APPROVED BY THE GOVERNMENTAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL EXISTING DUCTWORK, ELECTRICAL EQUIPMENT, ETC. IN AREAS TO BE DEMOLISHED SHALL BE PROTECTED AND RELOCATED AS REQUIRED ACCORDING TO FIELD CONDITIONS.
- PROVIDE DUST-TIGHT PARTITIONS BETWEEN AREAS WHERE DEMOLITION WORK IS BEING PERFORMED AND AREAS WHICH ARE FINISHED OR IN USE.
- LEAVE EACH AREA BROOM CLEAN UPON COMPLETION OF EACH WORK DAY. WHERE NEW CONSTRUCTION ABUTS OR ENCLOSES AN EXISTING EXTERIOR WALL.
- WHERE NEW CONSTRUCTION ABUTS OR ENCLOSES AN EXISTING EXTERIOR WALL, REMOVE THE EXTERIOR FINISH AND SHEATHING DOWN TO EXISTING STUDS, IN PREPARATION FOR NEW GYPSUM BOARD AND INTERIOR FINISH.

WOOD FRAMING NOTES

- A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSFER ALL WIND AND GRAVITY LOADS FROM THE ROOF, WALL, AND FLOOR SYSTEMS TO THE FOUNDATION. ALL RAFTERS, STUDS, AND FLOOR JOISTS TO ALIGN AS FACILITATED BY THE DESIGN TO CARRY ALL LOADS UNINTERRUPTED TO FOUNDATION.
- ALL STRUCTURAL DIMENSIONAL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 900 PSI, E=1,600,000, G = 0.49.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MOIST CONDITIONS AS PER NYS RBC TO BE ACQ LUMBER, FASTENERS FOR ACQ LUMBER TO BE HOT DIPPED OR STAINLESS STEEL ONLY.
- FLOOR SHALL NOT BE LOADED UNTIL LATERALLY BRACED AS PER NYS RBC AND/OR MANUFACTURER AS APPLICABLE, INCLUDING ALL BLOCKING, SHEATHING, RIM BOARDS, BRACING, ETC.
- ALL WOOD DECKING TO BE NAILED AND GLUED.
- ENGINEERED WOOD MEMBERS INDICATED IN THESE DRAWINGS ARE TO BE AS MANUFACTURED BY TRUS JOIST MacMILLAN. ALL MEMBERS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- NO SUBSTITUTION ON ENGINEERED LUMBER MANUFACTURER WILL BE ACCEPTED UNLESS ALTERNATE SPECIFICATIONS ARE PRESENTED AND ACCEPTED BY THE ARCHITECTS PRIOR TO START OF CONSTRUCTION. ARCHITECTS WILL NOT APPROVE ANY CHANGES FOR BUILDING DEPARTMENT SIGN-OFFS IF INCORRECT JOISTS ARE INSTALLED.
- USE ONLY MANUFACTURER'S RIM BOARDS AT ENDS OF SPANS OF ENGINEERED JOISTS - SOLID SAWN DIMENSIONAL LUMBER IS NOT ACCEPTABLE.
- CUTTING AND NOTCHING OF ENGINEERED BEAMS AND JOISTS MUST BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FAILURE TO FOLLOW MANUF SPECS WILL RESULT IN THE UNSATISFACTORY MEMBERS BEING REPLACED AT THE GENERAL CONTRACTOR'S EXPENSE.
- CONTRACTOR TO OBTAIN SHOP DRAWINGS OF ALL ENGINEERED FRAMING FROM TRUS JOIST MacMILLAN PRIOR TO START OF JOIST INSTALLATION. REFER TO MANUFACTURERS DOCUMENTATION FOR SPECIFIC FRAMING DETAILS NOT INDICATED ON THESE DRAWINGS. ALL WEB PENETRATIONS AS PER MANUFACTURERS DETAILS. INSTALL ALL BLOCKING, STIFFENERS, ETC. AS PER MANUFACTURERS DETAILS AND SHOP DRAWINGS.
- AS PER NEW YORK STATE BUILDING CODE, MANUFACTURER'S SPECIFICATIONS FOR ALL ENGINEERED LUMBER MUST BE ON-SITE FOR REVIEW BY BUILDING INSPECTOR DURING COURSE OF CONSTRUCTION.

CONCRETE NOTES

- ALL CONCRETE SHALL BE 1-2-4 MIX, Fc = 4000 PSI.
- WHERE SLABS ARE SUPPORTED ON FILL, THE FILL SHALL BE PROPERLY COMPACTED IN LAYERS.
- INSTALL PRE-MOLDED EXPANSION JOINTS AROUND PERIPHERY OF SLAB AND AT ALL COLUMN LOCATIONS. JOINT MATERIAL TO HAVE INSULATION VALUE OF R-5 FOR BUILDING CONSTRUCTION.
- STEEL REINFORCING BARS SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60 DEFORMED.
- MINIMUM LAP OF #4 REINFORCING BARS SHALL BE 20" AND FOR #5 REINFORCING BARS 26".

ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
- THE CONTRACTOR IS TO PROVIDE AN ELECTRICAL INSPECTION AND AN UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
- ALL SMOKE DETECTORS AND OTHER LIFE SAFETY DEVICES TO BE SUPPLIED AND INSTALLED PER CODE.
- G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED IN ALL BATHROOMS, KITCHEN, GARAGE, AND AS REQUIRED BY CODE.
- ELECTRIC SERVICE SHALL BE INCREASED AS REQUIRED IN ORDER TO HANDLE THE IMPOSED ELECTRIC LOAD AT PEAK DEMAND.

HVAC NOTES

- ALL HVAC WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES, AND AND ALL STANDARDS REFERENCED THEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HVAC SYSTEM AND ALL DUCTWORK, BASED ON THE CODES ABOVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE EXISTING HVAC SYSTEM, IF APPLICABLE, AND DETERMINING IF THE EXISTING SYSTEM IS SUFFICIENT TO HANDLE ANY ADDITIONAL HEATING/COOLING LOADS, AND SHALL RECOMMEND UPGRADES TO THE SYSTEM AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND SOFFIT LOCATIONS WITH THE OWNERS AND ARCHITECTS PRIOR TO FABRICATION AND INSTALLATION.

PLUMBING NOTES

- ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
- ALL PLUMBING FIXTURES AND HARDWARE TO BE AMERICAN STANDARD OR APPROVED EQUAL.
- ALL PLUMBING SUPPLY PIPING TO BE A MIN. OF 1/2" COPPER MAINS.
- ALL MAIN PLUMBING VENT AND WASTE LINES TO BE A MIN. 4" IN DIA. AND TO BE CONNECTED TO AN APPROVED SANITARY SYSTEM.
- ALL CLEANOUTS TO BE LOCATED AS PER NYS CODE.
- IF A HOT WATER HEATER IS REQUIRED, MINIMUM SIZED TO BE 40 GALLONS MINIMUM, OR A TANKLESS WATER HEATER INSTALLED AS PER NYS CODE.
- HEATING SYSTEM TO BE OIL OR GAS FIRED SIZED AND INSTALLED AS PER NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES.
- SIZES AND TYPES OF APPARATUS, EQUIPMENT, AND SYSTEM CONTROLS SHALL COMPLY WITH THE NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES.

GENERAL STRUCTURAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND IMMEDIATELY NOTIFY ARCHITECTS OF ANY DISCREPANCIES FROM THE DRAWINGS. HE SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR SAME.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECTS IMMEDIATELY UPON DISCOVERY.
- ALL WORK SHALL BE GOVERNED BY THE LOCAL BUILDING CODE (LATEST EDITION), AND ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
- PERFORM THE WORK OF ALL TRADES IN A COMPLETE, THOROUGH AND WORKMAN LIKE MANNER IN CONFORMANCE WITH THE ACCEPTED PRACTICES AND ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION OF ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT IN ACCORDANCE WITH GOOD PRACTICE AND ALL GOVERNING CODES. ALL SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL NEW STRUCTURAL MEMBERS HAVE BEEN INSTALLED AND LOADED.
- ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR THE WORK RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO THE JOB CONSTRUCTION AND ASSUME PROTECTION RELATED TO ADJACENT OCCUPANCIES.

CONTROLLED INSPECTION REQUIREMENTS

- AS PART OF THE CONTRACT FOR CONSTRUCTION, THE GC FOR THE PROJECT MUST RETAIN A THIRD PARTY ENGINEERING CONSULTANT (SPECIAL INSPECTOR) TO CONDUCT CONTROLLED INSPECTIONS OF ALL STRUCTURAL COMPONENTS INDICATED ON THE PLANS, INCLUDING BUT NOT LIMITED TO PILE INSTALLATION, CONCRETE FORMWORK PLACEMENT, REBAR PLACEMENT, REBAR COVER, SPECIFIED CONCRETE STRENGTH, CONCRETE POURING DISTRIBUTION, CONCRETE ULTIMATE STRENGTH, MASONRY, ALL FRAMING INCLUDING JOISTS, BEAMS AND GIRDERS, BOLTING AND ALL STEEL CONNECTIONS (BOLTED AND WELDED). ALL INSPECTION REPORTS TO BE SUBMITTED TO THE ARCHITECTS AS WORK PROGRESSES.
- CONTROLLED INSPECTIONS ARE REQUIRED REGARDLESS OF INSPECTIONS CONDUCTED BY MUNICIPALITIES, AND REGARDLESS OF WHETHER OR NOT WORK PASSES INSPECTION BY THE BUILDING INSPECTOR OF THE LOCAL MUNICIPALITY HAVING JURISDICTION.
- A FINAL PILE LOG MUST BE SUBMITTED TO THE ARCHITECTS AT THE COMPLETION OF INSTALLATION, CERTIFIED BY A NY STATE LICENSED ENGINEER PRESENT ON SITE DURING INSTALLATION TO CERTIFY THAT ALL PILES ARE INSTALLED AS PER PLANS TO THE ULTIMATE BEARING CAPACITY OF 200% (DESIGN LOADS INDICATED ON FOUNDATION PLAN X A SAFETY FACTOR OF 2).
- CONFIRMATION SHALL BE PROVIDED BY THE GC TO THE ARCHITECTS CERTIFYING THAT THE CONCRETE INSTALLED IS 4,000 PSI STRENGTH AS INDICATED IN THE DRAWINGS, EVIDENCED BY 7 AND 28 DAY BREAK REPORTS.
- A FINAL LETTER OF CERTIFICATION SHALL BE PROVIDED TO THE ARCHITECTS BY THE G.C. UPON COMPLETION OF WORK CERTIFYING THAT ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE APPROVED PERMIT PLANS FOR SUBMISSION TO THE BUILDING DEPARTMENT AND FOR THE ARCHITECTS RECORDS.
- GABY TCHILINGUIRIAN, AS ARCHITECT OF RECORD, HAS NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION, MANAGEMENT OR INSPECTIONS OF ANY KIND.

CODE COMPLIANCE

ALL DRAWING HAVE BEEN PRODUCED, EVALUATED AND PREPARED USING THE 2020 RESIDENTIAL BUILDING CODE, THE MOST CURRENT NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND ALL ASSOCIATED WITH STANDARDS REFERENCED THEREIN

REFERENCED CODE PRINTING:

- 2020 RESIDENTIAL CODE
- ICC ANSI A117.1 2009
- ASHRAE 90.1 - 2013 (JULY 2014 PRINTING)
- ASCE 7 - 2010
- ASCE 24 - 2014
- A17.1 - 2013
- ACCA 8TH MANUAL J & S - J - 2014
S - 2011
D - 2014

ENERGY CODE COMPLIANCE

- ENERGY CODE NOTES AND SPECIFICATIONS ARE BASED ON THE MOST CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE CHAPTER 11 ENERGY EFFICIENCY AND THE LATEST NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
- ALL PROJECTS IN NYS COUNTIES LIE IN CLIMATE ZONE 4A.
- INTERIOR DESIGN TEMPERATURES FOR LOAD CALCULATIONS SHALL BE 72° FOR HEATING AND 75° FOR COOLING
- UNLESS SUPERCEDED BY CALCULATIONS BASED ON ENERGY PERFORMANCE SOFTWARE, ALL INSULATION VALUES FOR COMPONENTS SHALL CONFORM TO VALUES INDICATED FOR CLIMATE ZONE 4 IN TABLE N1102.1.2 ON SHEET T-4.
- IN LIEU OF THE PRESCRIPTIVE COMPONENT METHOD, APPROVED PERFORMANCE ANALYSIS SOFTWARE WILL BE ACCEPTABLE TO PROVE BUILDING ENERGY EFFICIENCY COMPLIANCE. COMPLIANCE SOFTWARE TOOLS SHALL GENERATE A REPORT THAT DOCUMENTS THAT THE PROPOSED DESIGN COMPLIES WITH THIS SECTION, AND SHALL BE SUBMITTED WITH THE APPLICATIONS FOR THE BUILDING PERMIT. (INCLUDED ON THIS SHEET IF APPLICABLE).
- AS PER N1102.2. WHERE R-49 INSULATION IS REQUIRED IN ATTIC CEILING SPACES, INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.
- AS PER N1102.22. WHERE INSULATION VALUES ABOVE R-30 ARE REQUIRED N CEILINGS WITHOUT ATTIC SPACES AND THE ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS IS LIMITED TO 500 SQUARE FEET OR 20% MAX OF THE TOTAL INSULATE CEILING AREA, WHICHEVER IS LESS.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AS AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR IN CLIMATE ZONE 4. TESTING TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

Gaby TCHILINGUIRIAN, R.A. Architect P.C.



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CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.

DRAWN BY:
ADRIANA CONCEPCION

SHEET TITLE:
NOTES

Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB



SEAL AND SIGNATURE

DRAWING NUMBER:

A-9

(2020 NEW YORK STATE RESIDENTIAL CODE)

EFFECTIVE AS OF MAY 12TH, 2020

R301.1 - APPLICATION:
BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS THE REQUIREMENTS OF THE TRANSFER OF LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. BUILDINGS AND STRUCTURES CONSTRUCTED AS PRESCRIBED BY THIS CODE ARE DEEMED TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

R301.2.1.2 - PROTECTION OF OPENINGS:
EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS AS PER ASTM E 1996 AND ASTM E 1886 AS MODIFIED BY 301.2.1.2.1. EXCEPTION: UPON COMPLETION, CONTRACTOR SHALL PROVIDE 1/2" PLYWOOD PANELS (8'-0" MAXIMUM SPAN) SIZED TO FIT OVER EACH GLAZED OPENING. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENT HARDWARE AND PERMANENTLY INSTALLED ANCHORS ON THE BUILDING SHALL BE CORROSION-RESISTANT.

R301.2.2 - SEISMIC PROVISIONS:
PROJECT LIES IN SEISMIC ZONE B OR C, AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

R302.9 - FLAME AND SMOKE INDEX FOR WALL AND CEILING FINISHES:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 200 AND SMOKE SPREAD INDEX OF NOT GREATER THAN 450.

R302.10.1 - INSULATION INSULATION:
MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

R301.12 - DRAFTSTOPPING
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR- TO CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: (1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING, (2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

R308.4 - GLAZING IN HAZARDOUS LOCATIONS:
GLAZING IN THE FOLLOWING AREAS SHALL BE TEMPERED SAFETY GLAZING: GLASS IN SWINGING AND SLIDING DOORS AND FIXED SIDELIGHTS, TUB AND SHOWER ENCLOSURES, ADJACENT TO DOORS WITHIN 24", AND WINDOWS WITH AREAS OF GLASS GREATER THAN 9 SQUARE FEET, HAVING THE BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR AND A WALKING SURFACE WITHIN 36" HORIZONTALLY FROM THE GLAZING.

R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS:
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING MEETING THE FOLLOWING REQUIREMENTS:

1. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
2. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (GRADE FLOOR CLEAR OPENING 5.0 SQUARE FEET)
3. MINIMUM OPENING HEIGHT SHALL BE 24 INCHES.
4. MINIMUM OPENING WIDTH SHALL BE 20 INCHES.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
6. AREA OF WINDOW WELLS SHALL NOT BE LESS THAN 9 SF WITH A MINIMUM DIMENSION OF 3 FEET.

R311.7.1 - STAIRWAY WIDTH:
STAIRWAYS SHALL NOT BE LESS THAN 36" CLEAR AT ALL POINTS ABOVE THE HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY.

R311.7.5 - STAIRWAY TREADS AND RISERS:
MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

R311.7.8 - STAIR HANDRAILS:
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. HANDRAILS SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE STAIR TREAD NOSINGS.

R312.1 - GUARDS REQUIRED:
PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36 INCHES HIGH. SUPPORT RAILS FOR GUARDS SHALL BE SPACED AT A MAXIMUM OF 4" APART.

R314 - SMOKE ALARMS:
HARD WIRED, INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL HABITABLE STORY OF THE DWELLING PER NFPA 72.

R315 - CARBON MONOXIDE ALARMS:
CARBON MONOXIDE ALARMS SHALL BE INSTALLED:

1. WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA
2. ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. PROVIDE ADDITIONAL ALARMS AS REQUIRED TO ENSURE ALL SLEEPING AREAS ARE WITHIN 15' OF A CO DETECTOR. ALL ALARMS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE IS ACTIVATED, AND SHALL BE PROVIDED WITH BATTERY BACK-UP TO COMPLY WITH UL 2034.

R317.1 - PROTECTION AGAINST DECAY:
AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER, PRESSURE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1. THESE AREAS INCLUDE WOOD JOISTS WITHIN 18" AND WOOD GIRDERS WITHIN 12" OF EXPOSED GROUND IN CRAWLSPACES, WOOD MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS LESS THAN 8" FROM EXPOSED GROUND, SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLABS, THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS, WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND AND WOOD FRAMING/FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS UNLESS AN APPROVED VAPOR RETARDER IS APPLIED TO THE WALL PRIOR TO INSTALLATION.

R318.1 - SUBTERRANEAN TERMITE CONTROL:
ALL SILLS AT FOUNDATIONS TO BE PRESSURE PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA STANDARDS AND R317.1. PROVIDE METAL PLASTIC TERMITE SHIELDS AT ENTIRE PERIMETER OF SILL.

R401.4.1 - GEOTECHNICAL EVALUATION:
UNLESS OTHERWISE NOTED ON THE DRAWINGS AND SUBSTANTIATED WITH A STRUCTURAL SOIL TEST, ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT.

R403.1.6 - FOUNDATION ANCHORAGE:
WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS SPACE AT 6 FEET MAX ON CENTER. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.

R404.1.7 - BACKFILL PLACEMENT:
BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE WALL HAS BEEN BRACED BY THE INSTALLATION OF THE FLOOR SYSTEM, AND THE CONCRETE HAS DEVELOPED SUFFICIENT STRENGTH.

UR406.1 - CONCRETE AND MASONRY FOUNDATION DAMPPROOFING:
EXCEPT AS SPECIFIED IN R406.2, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE USABLE SPACES AND FLOORS LOCATED BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE 3/8" MINIMUM PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. PARGING SHALL BE DAMPPROOFED WITH A BITUMINOUS COATING, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT OR 1/8" COAT OF SURFACE BONDING CEMENT COMPLYING WITH ASTM C 887.

R408.2 - CONCRETE AND MASONRY FOUNDATION WATERPROOFING:
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS EXIST, EXTERIOR FOUNDATION WALLS THAT ENCLOSE USABLE SPACES AND FLOORS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS, 55 POUND ROLL ROOFING, 6-MIL POLYVINYL CHLORIDE, 6-MIL POLYETHYLENE, 40-MIL POLYMER-MODIFIED ASPHALT, 60-MIL FLEXIBLE POLYMER ASPHALT, 1/8" CEMENT-BASED FIBER-REINFORCED WATERPROOF COATING, OR 60-MIL SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER. ALL JOINTS IN MEMBRANE WATERPROOFING SHALL LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

R407.1.2 - COLUMN PROTECTION:
WOOD COLUMNS IN CONTACT WITH OR EMBEDDED IN CONCRETE SHALL BE PRESSURE TREATED. STEEL COLUMNS' SURFACES SHALL BE PAINTED WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, OR GALVANIZED.

R407.3 - COLUMN STRUCTURAL REQUIREMENTS:
COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS THAN 4" X 4", STANDARD PIPE OR AND STEEL COLUMNS SHALL NOT BE LESS THAN 3" Ø EQUAL.

R408.1 - CRAWLSPACE VENTILATION:
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MIN NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

R408.4 - CRAWLSPACE ACCESS:
ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN OF 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE A MIN OF 16" X 24". WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY OF NOT LESS THAN 16" X 24" SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

R502.1.1 - SAWN LUMBER:
SAWN LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND HAVE DESIGN VALUES CERTIFIED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED.

R502.1.2 - PREFABRICATED WOOD I-JOISTS:
STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055.

R502.1.5 - STRUCTURAL COMPOSITE LUMBER:
STRUCTURAL CAPACITIES FOR STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5456.

R502.2.2 - BLOCKING AND SUBFLOORING:
BLOCKING FOR FASTENING PANEL EDGES OR FIXTURES SHALL BE A MIN OF UTILITY GRADE LUMBER. SUBFLOORING SHALL BE A MIN OF UTILITY GRADE LUMBER, NO 4 COMMON GRADE BOARDS OR WOOD STRUCTURAL PANELS AS SPECIFIED IN SECTION R503.2. FIREBLOCKING SHALL BE OF ANY GRADE LUMBER.

R502.6 - BEARING:
THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2" MIN NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER.

R502.6.1 - FLOOR SYSTEMS:
JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3" AND SHALL BE NAILED TOGETHER WITH A MIN OF THREE 10d FACE NAILS.

R502.7.1 - BRIDGING:
JOISTS EXCEEDING THE DEPTH OF A NOMINAL 2x12 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONT 1"x3" STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS NOT EXCEEDING 8' OC.

R502.8.1 - SAWN LUMBER - CUTTING, NOTCHING AND DRILLING:
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER. THE TENSION SIDE MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

R502.8.2 - ENGINEERED WOOD - CUTTING, NOTCHING AND DRILLING:
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CORSS-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

R502.9 - FASTENING
UNLESS OTHERWISE NOTED, FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R603.3(1). WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

R507.7.1 - DECK POST TO DECK BEAM:
DECK BEAMS SHALL BE ATTACHED TO DECK POSTS BY MANUFACTURED GALVANIZED POST-TO-BEAM CONNECTORS SIZED FOR THE POST AND BEAM SIZES. ALL BOLTS SHALL HAVE WASHERS UNDER THE HEAD AND NUT.

R507.8 - DECK POST HEIGHTS*
THE MAXIMUM HEIGHT FOR A 4x4 DECK POST SHALL BE 8 FEET. THE MAXIMUM HEIGHT FOR A 6X6 DECK POST SHALL BE 14 FEET, MEASURED FROM THE BASE TO THE UNDERSIDE OF THE BEAM.

R507.8.1 - DECK POST TO DECK FOOTING:
POSTS SHALL BEAR ON FOOTINGS AND SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT. LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED GALVANIZED CONNECTORS INSTALLED IN ACCORDANCE WITH 5507 AND THE MANUFACTURER'S INSTRUCTIONS.

R602.3.1 - STUD SIZE AND SPACING:
ALL STUDS SUPPORTING 1 FLOOR AND A ROOF TO BE 2 X 4 STUDS 16" OC. ALL STUDS SUPPORTING 2 FLOORS AND A ROOF TO BE 2 X 6 STUDS 16" OC.

R602.3.2 - TOP PLATE:
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE. INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS SHALL BE OFFSET AT LEAST 24". PLATES SHALL HAVE A MIN NOMINAL THICKNESS OF 2" AND HAVE A WIDTH EQUAL TO THE STUD WIDTH.

R602.6 - DRILLING AND NOTCHING OF STUDS:
ANY EXTERIOR OR BEARING STUD MAY NOT BE CUT OR NOTCHED TO A DEPTH GREATER THAN 25% OF ITS WIDTH. (NONBEARING STUDS 40% WIDTH MAX). ANY STUD MAYBE BE BORED OR DRILLED PROVIDING THE DIAMETER IS NO GREATER THAN 60% OF STUD WIDTH, AND THE EDGE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED BETWEEN 40% AND 60% SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.

R602.6.1 - DRILLING AND NOTCHING OF TOP PLATE:
WHEN CUTTING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH IS REQUIRED PROVIDE A GALVANIZED METAL TIE OF NOT LESS THAN 0.054" THICK X 1 1/2" WIDE FASTENED ACROSS AND TO THE TOP PLATE AT EACH SIDE OF THE OPENING WITH (8) 10d NAILS EACH SIDE MIN. METAL TIE MUST EXTEND MIN OF 6" PAST EACH SIDE OF THE OPENING.

R606.1 - GENERAL MASONRY CONSTRUCTION:
MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE AND WITH THE PROVISIONS OF TMS 402/ACI 530/ASCE 5.

R606.2.1 - CONCRETE MASONRY UNITS:
CONCRETE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM C55 FOR CONCRETE BRICK, ASTM C 73 FOR CALCIUM SILICATE FACE BRICK, ASTM C 90 FOR LOAD-BEARING CONCRETE MASONRY UNITS, ASTM C 744 FOR PREFACED CONCRETE AND CALCIUM SILICATE MASONRY UNITS, OR ASTM C 1634 FOR CONCRETE FACING BRICK.

R802.3 - FRAMING DETAILS:
RAFTERS SHALL BE FRAMED NOT MORE THAN 1 1/2" OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD. WHERE THE ROOF PITCH IS LESS THAN 3 ON 12, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS (RIDGES, HIPS AND VALLEYS) SHALL BE DESIGNED AS BEAMS.

R802.3.1 - CEILING JOIST AND RAFTER CONNECTIONS:
CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHERE SUCH HOISTS ARE PARALLEL TO THE RAFTERS.

WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL NOT BE LESS THAN 2" X 4", INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE 5802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTERS ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

COLLAR TIES OR RIDGE STRAPS TO RESIST UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3.1. COLLAR TIES SHALL NOT BE LESS THAN 1" X 4", SPACED NOT MORE THAN 4 FEET ON CENTER.

R802.7.1.2 - RAFTER NOTCH / CEILING JOIST TAPER CUT:
TAPER CUTS AT THE ENDS OF CEILING JOISTS SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER WHEN MEASURED FROM THE INSIDE FACE OF THE EXTERIOR STUD WALL.

R802.8.1 - BRIDGING:
RAFTERS AND CEILING JOISTS EXCEEDING THE DEPTH OF A NOMINAL 2x10 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1"x3" WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8' OC.

R806.1 - ROOF VENTILATION REQUIRED:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

R806.2 - MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

R905.1.1 - ROOF UNDERLAYMENT:
UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE 1, ASTM D4869 TYPE 1, 11, 111 OR IV, OR ASTM D6757.

FOR ROOF SLOPES 2 ON 12 TO 4 ON 12, UNDERLAYMENT SHALL BE TWO LAYERS OF 15# FELT IN 36" STRIPS WITH A MINIMUM OVERLAP OF 19". FOR ROOF SLOPES 4 ON 12 AND TREATED, UNDERLAYMENT SHALL BE ONE LAYER OF 15# FELT APPLIED IN SHINGLE PATTERN, PARALLEL TO THE EAVE AND LAPPED 2". END LAPS SHALL BE 4" AND AND SHALL BE OFFSET BY 6 FEET.

ASPHALT SHINGLES ARE NOT PERMITTED FOR ROOF SLOPES LESS THAN 2 ON 12.

R905.1.2 - ICE BARRIERS:
PROVIDE AN ICE BARRIER CONSISTING OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF EAVE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 ON 12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

R905.2.5 - ROOF FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN 12 GAGE HEAD, COMPLYING WITH ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

R905.2.6 - ROOF ATTACHMENT:
ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF EXCEEDS A SLOPE OF 21 ON 12, SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.

R1003.9 - CHIMNEY TERMINATION:
CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THRU THE ROOF.

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Date: 10-11-2024

GABY TCHILINGUIRIAN AIA, NCARB



DRAWING NUMBER:

A-10

SEAL AND SIGNATURE

Application Date: 5/23/25
Fees Paid: \$825.00

SP# 3834

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: 274 PENNSYLVANIA AVENUE ZONING DISTRICT RES. AA
SECTION 55 BLOCK 58 LOT 143 LOT SIZE: 57 X 150

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>VINCENT R. LEMMA</u>	Name: <u>Maria Wilcox</u>
Address: <u>2135 NEWBRIDGE ROAD</u> <u>BELLMORE NY 11710</u>	Address: <u>274 PENNSYLVANIA AVE.</u> <u>FREEPORT NY 11520</u>
Telephone #: <u>516-404-3165</u>	Telephone #: _____

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

Present Land Use: ONE FAMILY Proposed Land Use: ONE FAMILY

Description of Proposed Work: GARAGE CONVERSION ADDING WINDOW &
REMOVAL OF SIDE DOOR 6120 SQ FT

I request a preliminary meeting: _____ YES NO

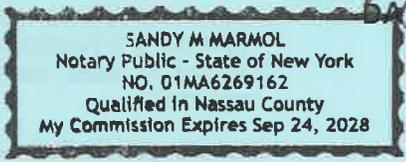
I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of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

_____ YES NO
JTR 5/20/25 5/6/25
DATE

Sworn to before me this 6th
day of MAY, 2025
Vincent R. Lemma
Notary Public

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

Maria R. Wilcox
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 12th
day of May, 2025
Sandy M. Marmol
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: _____



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 21, 2025

Maria & James Wilcox
274 Pennsylvania Ave
Freeport, NY 11520

RE: 274 Pennsylvania Ave, Freeport, NY 11520
Zoning District – Residence AA Sec. 55 Blk. 58, Lot 143
Building Permit Application #20254155

Description: Garage conversion adding window and removal of side door.

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
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. 20254155

Location: 274 Pennsylvania Ave, Freeport NY 11520

Applicant: Maria & James Wilcox

Description: Garage conversion adding window and removal of side door.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 21, 2025

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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MAR 27 2025

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>WILCOX RESIDENCE</u>			
Project Location (describe, and attach a location map): <u>274 PENNSYLVANIA AVENUE, FREEPORT NY 11520</u>			
Brief Description of Proposed Action: <u>KITCHEN RENOVATION AND PARTIAL GARAGE CONVERSION</u>			
Name of Applicant or Sponsor: <u>VINCENT LEMMA</u>		Telephone: <u>516-904-3665</u>	
		E-Mail: <u>VINNIE@DESIGNWITHTRINITY.COM</u>	
Address: <u>2135 NEWBRIDGE ROAD</u>			
City/PO: <u>BELLMORE</u>		State: <u>NY</u>	Zip Code: <u>11710</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <u>VILLAGE OF FREEPORT DOB</u>		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?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	MAR 27 2025	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/>	<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: _____ _____ MAR 27 2025	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>VINCENT LEMMA</u>	Date: <u>02/25/2025</u>	
Signature: <u></u>		

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

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

MAR 27 2005

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

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

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

MAR 27 2025

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2025453
 Filing Date 3/27/25

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>274</u> <u>PENNSYLVANIA AVENUE</u> ZONING DISTRICT <u>RES. AA</u> <small>(No.) (Street)</small>
	BETWEEN <u>CALIFORNIA AVENUE</u> AND <u>W. SEAMAN AVENUE</u> <small>(Cross Street) (Cross Street)</small>
	SECTION <u>55</u> BLOCK <u>58</u> LOT <u>143</u> APPROX. LOT SIZE <u>57</u> x <u>150</u> LOT AREA <u>7350 SF</u>

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

A. TYPE OF IMPROVEMENT 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. PROPOSED OR EXISTING USE RESIDENTIAL 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 _____		NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>115,000</u>		D. DESCRIPTION OF PROJECT <u>KITCHEN RENOVATION AND PARTIAL GARAGE CONVERSION</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>Maria & James Wilcox</u>	<u>274 Pennsylvania Ave, Freeport, NY, 11520</u>	<u>(516) 244-0347</u>
2. Contractor	<u>Michael Terlato Empire State Remodelers Inc.</u>	<u>2262 Centre Ave Bellmore NY 11710</u>	<u>(516) 409-9600</u>
3. Architect or Engineer	<u>VINCENT R LEMMA ARCHITECT PLLC</u>	<u>2135 NEWBRIDGE ROAD, BELLMORE NY, 11710</u>	<u>516-804-3168</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. 379693 Company NYSIF Exp. Date 1/1/26

Contractor or Owner Empire State Remodeling
(Print)
 Address 2262 Centre Ave C Bellmore NY
 Phone 516 409 9600

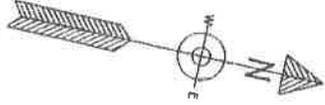
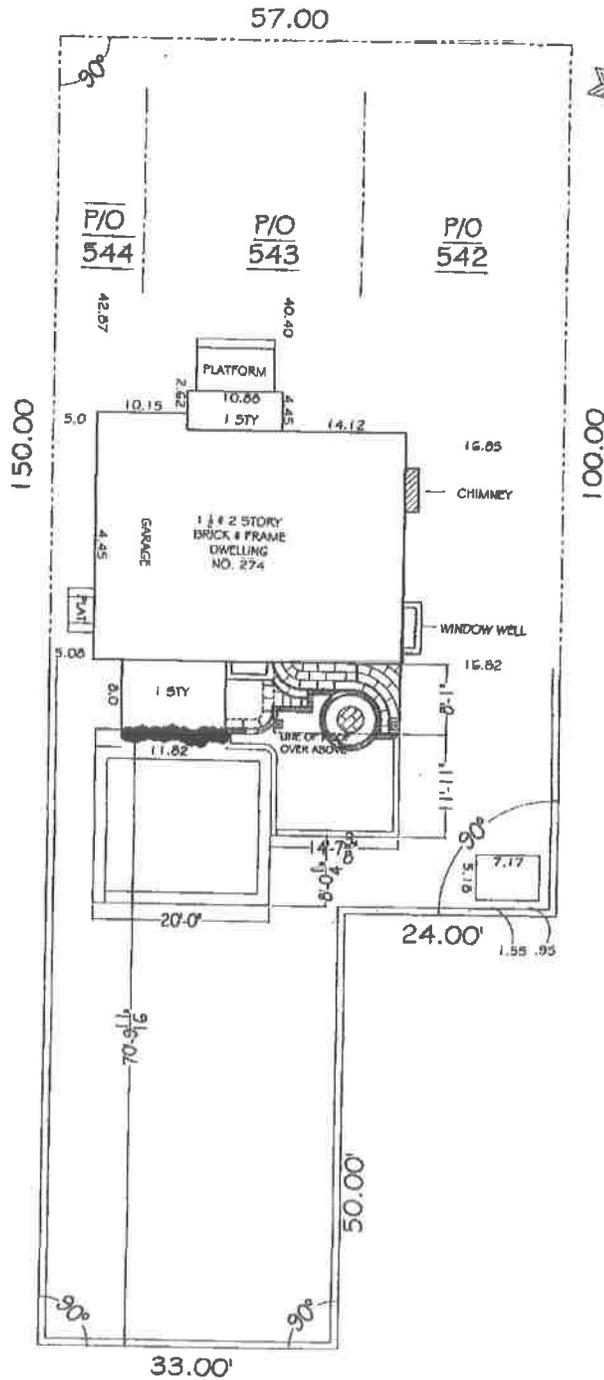
State of New York
 County of Nassau
Maria R. Wilcox being duly sworn, says that Empire State Remodeling is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of my knowledge and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

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION
 Total/First Flr Square Feet 120
 Upper Flrs Square Feet _____



LEGEND
 PENCE - - - - -

GENERAL NOTE:

- SEC:
- BLOCK:
- LOT:
- LOT SIZE: 7500
- BUILDING SIZE: 1089.63
- 14% LOT COVERAGE - BELOW ZONING REQUIREMENT - COMPLIES WITH BUILDING CODE
- SETBACK PER ZONE:
 5' MIN SIDE YARD
 15' AGGREGATE SIDE YARD
- EXISTING SETBACK:
 5' SIDE YARD
 21.90' AGGREGATE SIDE YARD
- EXISTING BRICK PATIO RENOVATION PROJECT

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 VILLAGE OF FREEPORT, NY



LATINUM BROWN DRAFTING LLC.
 WWW.PLATINUMBROWNDRAFTING.COM
 SPONSORED BY PERMITECH INC.

274 Pennsylvania Ave, Freeport, NY 11520



NORTH ELEVATION



EAST ELEVATION

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OFFICE OF THE
SHERIFF

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274 Pennsylvania Ave, Freeport, NY 11520



SOUTH ELEVATION



WEST ELEVATION



280 Pennsylvania Ave, Freeport, NY 11520



270 Pennsylvania Ave, Freeport, NY 11520



273 PENNSYLVANIA AVE, FREEPORT NY 11520

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VILLAGE OF FREEPORT, NY

ZONING DATA

LOCATION: ADDRESS: 274 PENNSYLVANIA AVENUE FREEPORT, NY 11520

SECTION: 55.00 BLOCKS, 58.00 LOT: 143

LOT SIZE: 0.11 ACRE (1,350.0 SF)

DISTRICT: RESIDENTIAL
TYPE: RESIDENCE (AA)

PERMITTED USES:
A. DWELLINGS FOR NOT MORE THAN ONE FAMILY.

SCOPE OF WORKS:
PARTIAL GARAGE CONVERSION / FULL KITCHEN RENOVATION

BUILDING HEIGHT:
-35 FEET MAX / 3 STORIES

(**EXISTING TO REMAIN = 24 FEET / 2 STORIES**)

MIN LOT AREA & WIDTH (FRONTAGE):
-MIN LOT AREA: 10,000 SF

(**EXISTING TO REMAIN = 7,350 SF**)

-MIN LOT WIDTH: 100 FEET
(**EXISTING TO REMAIN = 51 FEET**)

LOT COVERAGE:

-PRINCIPLE BUILDING SHALL NOT COVER MORE THAN 25% OF LOT

- EXISTING FIRST FLOOR = 1,093 SF
- EXISTING SHED = 37 SF
- EXISTING PAVILION = 250 SF
- EXISTING REAR STOOP = 55 SF
- EXISTING FRONT STOOP = 28 SF
- TOTAL = 1,463 SF
- (**EXISTING TO REMAIN = 1,463 SF / 1,350 SF = 108%**)

F.A.R.:

-MAXIMUM F.A.R. = 40%

- EXISTING FIRST FLOOR = 1,093 SF
- EXISTING SECOND FLOOR = 892 SF
- TOTAL = 1,984 SF
- (**PROPOSED FLOOR AREA RATIO 1,984 SF / 1,350 SF = 146.9%**)

FRONT YARD:

(1) FRONT YARD DEPTH: MINIMUM 20 FEET OR THE AVERAGE DEPTH OF ALL RESIDENTIAL FRONT YARDS ON THE SAME SIDE OF THE STREET WITHIN TWO HUNDRED (200) FEET IN EITHER DIRECTION, WHICHEVER IS GREATER, BUT IN NO CASE MORE THAN 50 FEET.

-MIN. 20 FEET OR AVERAGE FRONT YARD SETBACK
(**EXISTING TO REMAIN = 40.3 FEET**)

REAR YARD:

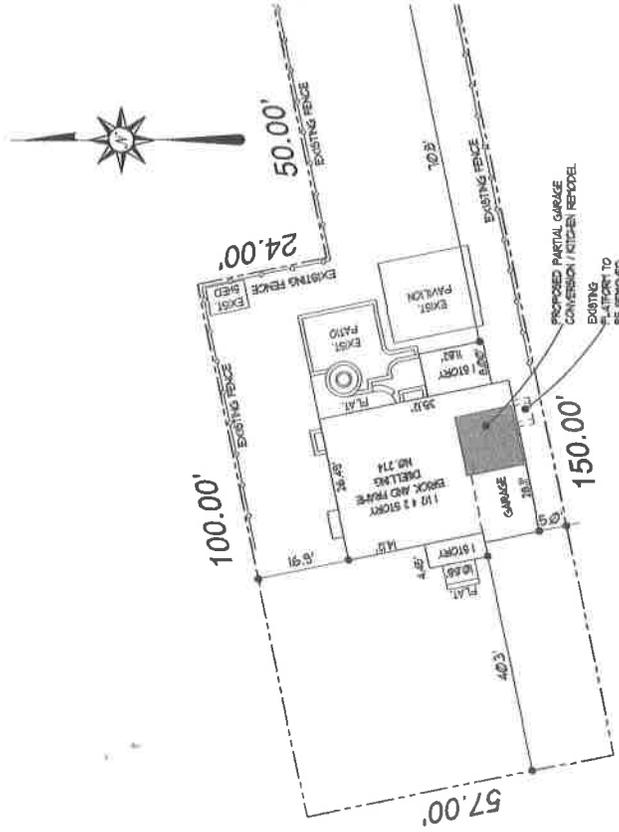
(2) REAR YARD DEPTH: MINIMUM 20 FEET OR 20% OF THE LOT DEPTH, WHICHEVER IS GREATER

-MIN. 30 FEET
-MIN. REAR YARD: (50 FEET x 20% = 30 FEET REQUIRED)
(**EXISTING TO REMAIN = 10.0 FEET**)

SIDE YARD:

(3) SIDE YARDS WIDTH: MINIMUM 10 FEET, THE SUM OF THE WIDTH OF THE TWO SIDE YARDS SHALL, AT MINIMUM, EQUAL 25% OF THE LOT WIDTH.

(-SINGLE / AGGREGATE)
-10 FEET / 14.25 FEET (51 FEET LOT WIDTH x 25%)
(**EXISTING TO REMAIN = 5 FEET MIN. / 21.9 FEET**)



1 SITE PLAN
40.00 SCALE: 1" = 20'

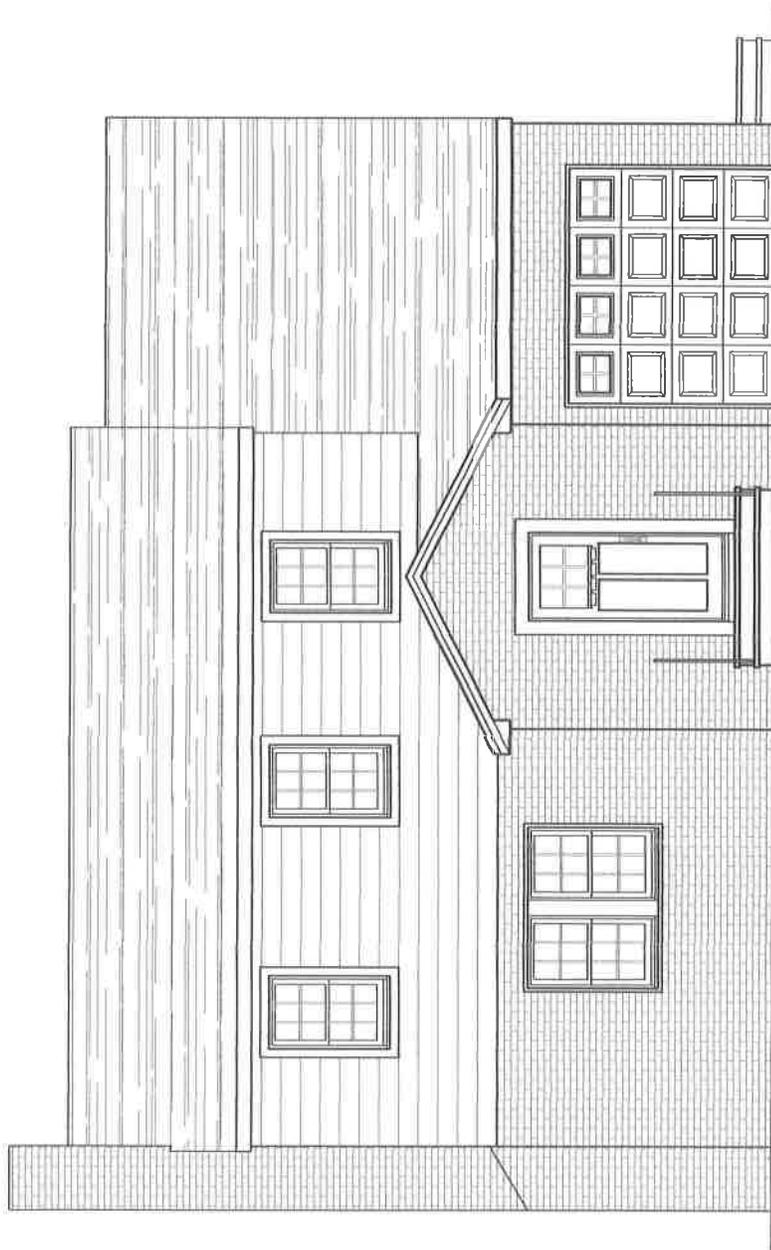
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VILLAGE OF FREEPORT, NY

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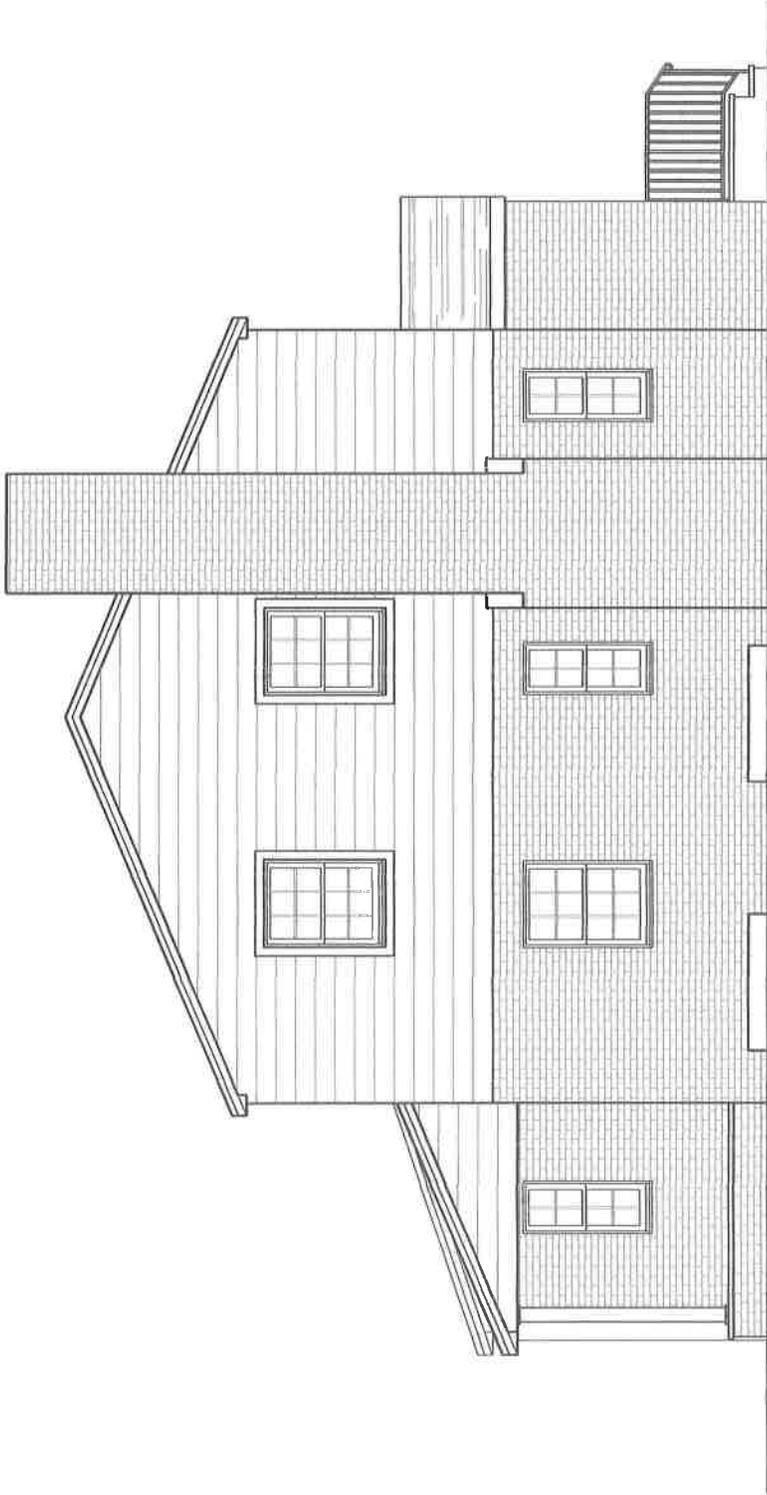


274 PENNSYLVANIA AVE



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SCALE 1/4" = 1'-0"
PROPOSED WEST ELEVATION
2
VILLAGE OF FREEDOM, NY



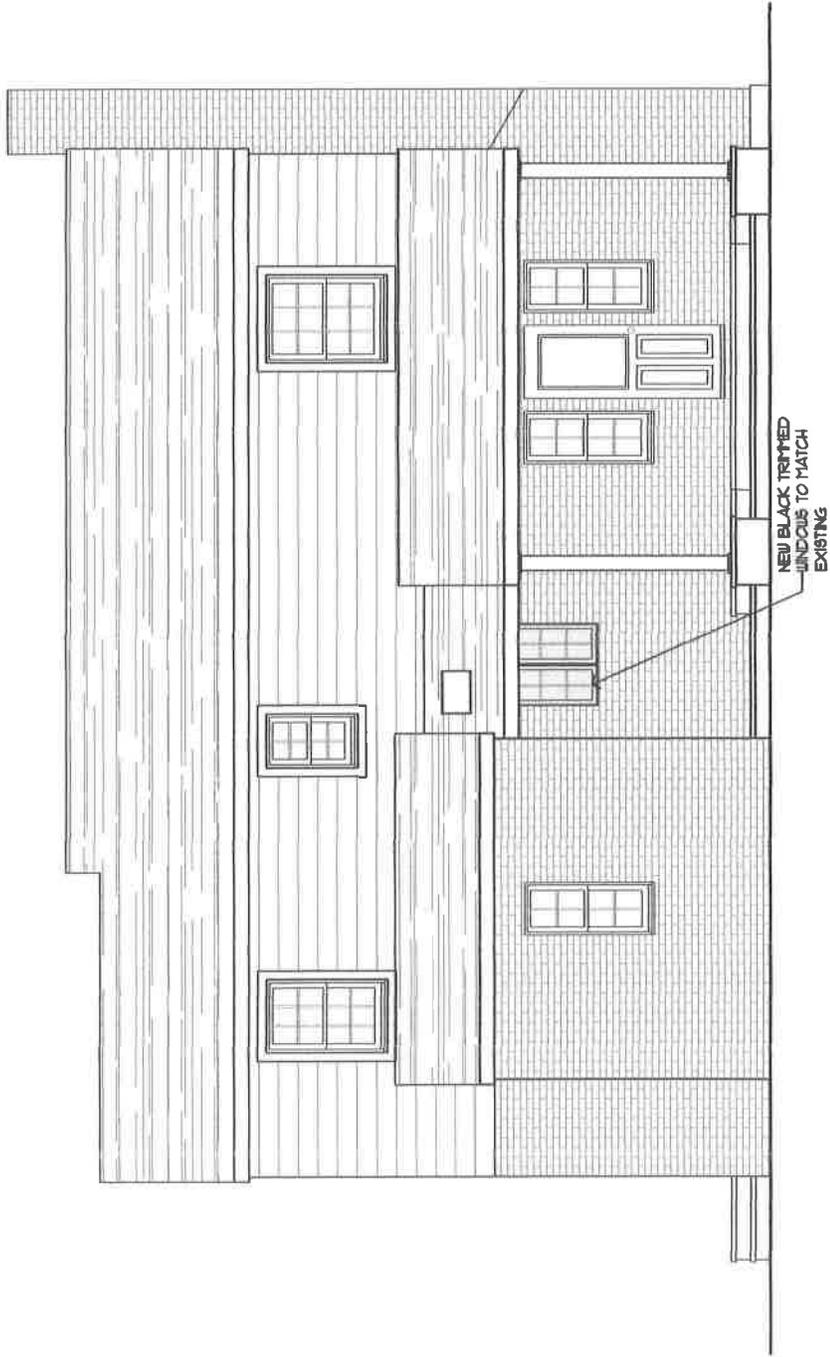
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3 PROPOSED SOUTH ELEVATION

CLERK'S OFFICE - 1 - #71 STAGS





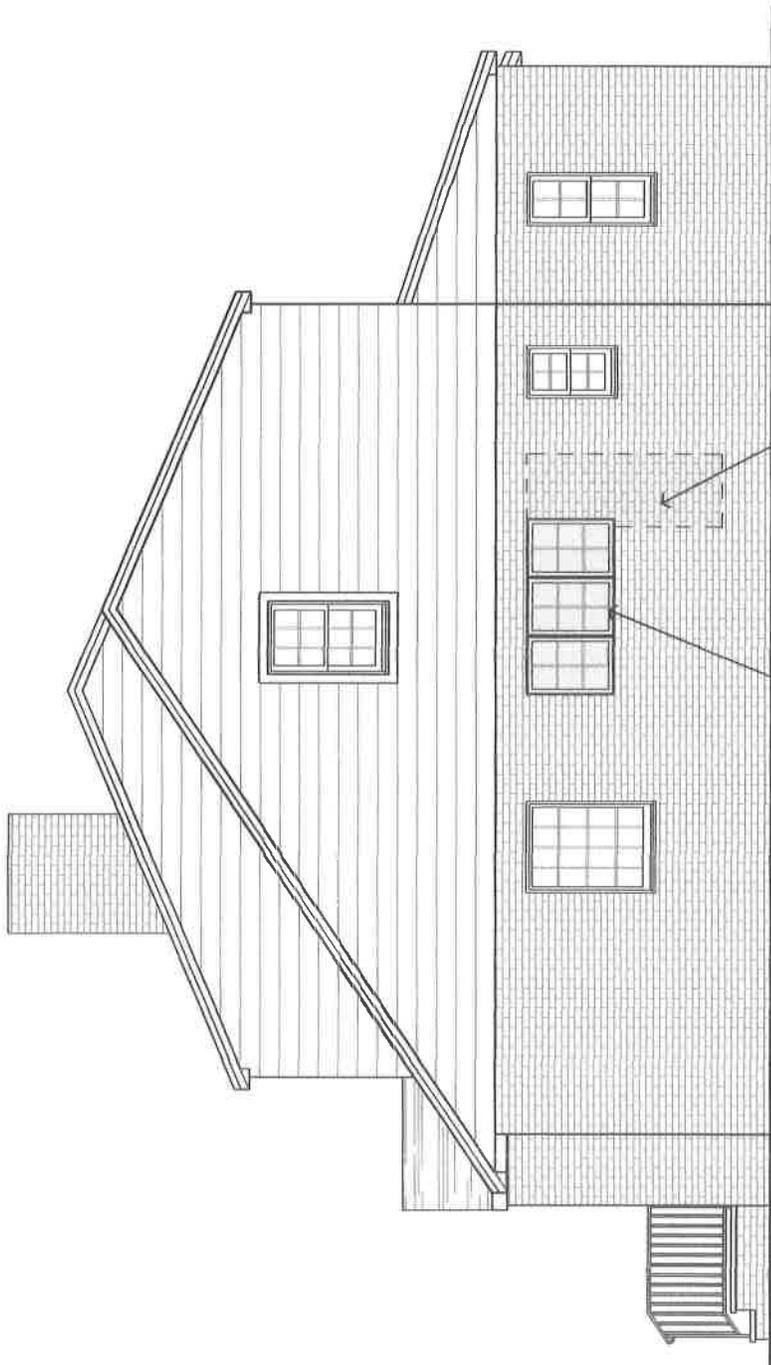
PROPOSED EAST ELEVATION

14
SCALE: 3/4" = 1'-0"
A2.00

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NEW RED BRICK TO MATCH EXISTING

NEW BLACK TRIMMED WINDOWS TO MATCH EXISTING

ARCHITECT'S OFFICE
 100 PORT. NY

PROPOSED NORTH ELEVATION

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

RECEIVED



Application Date: 5/29/25
Fees Paid: \$225.00

SP# 3835

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: 116 Nassau Ave, Freeport ZONING DISTRICT Residence A
SECTION 82 BLOCK 159 LOT 499 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>Carletta Green</u>
Address: _____	Address: <u>116 Nassau Avenue</u> <u>Freeport NY 11520</u>
Telephone #: _____	Telephone #: <u>7188105567</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Erection of Gazebo (16 x 12)
Wood structure, Hip Roof Type, 123in Height, 792 (average area)

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.

Carletta Green YES NO 5/23/25
APPLICANT'S SIGNATURE DATE

Sworn to before me this 23rd day of May, 2025.
Shelly A. Goddard
Notary Public
SHELLY A. GODDARD
Notary Public, State of New York
No. 01GO6132793
Qualified in Suffolk County
Commission Expires August 29, 2025

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

Carletta Green 5/23/25
PROPERTY OWNER'S SIGNATURE DATE
Sworn to before me this 23rd day of May, 2025.
Shelly A. Goddard
Notary Public
SHELLY A. GODDARD
Notary Public, State of New York
No. 01GO6132793
Qualified in Suffolk County
Commission Expires August 29, 2025

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 07, 2025

Carletta Green
116 Nassau Ave
Freeport, NY 11520

RE: 116 Nassau Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 62 Blk. 159 Lot. 499
Building Permit Application #20254206
Description: – Erection of 16' x 12' Gazebo

Dear Sir/Madam:

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

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

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

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

Very truly yours,

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

ZBA Approval Needed: NO

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20254206

Location: 116 Nassau Ave, Freeport NY 11520

Applicant: Carletta Green

Description : Erection of 16' x 12' Gazebo

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 07, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

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**617.20
Appendix B
Short Environmental Assessment Form**

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Green Gazebo			
Project Location (describe, and attach a location map): Gazebo			
Project Location (describe, and attach a location map): Backyard			
Brief Description of Proposed Action: Erection of 10' x 12' gazebo			
Name of Applicant or Sponsor: Carletta Mars Green		Telephone: 718 8105567	
		E-Mail: carlettamars@hotmail.com	
Address: 116 Nassau Ave			
City/PO: Freeport	State: NY	Zip Code: 11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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	NO	YES	N/A
3. Is the proposed action: a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? c. In the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it affect, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If Yes, does the existing system have capacity to provide service? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If Yes, does the existing system have capacity to provide service? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or otherwise limit, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur, or are likely to be found on the project site. Check all that apply: Wetland <input type="checkbox"/> Shrubland <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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? b. Will storm water discharges be directed to established conveyance systems (except full storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<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, water lagoons, dunn)?
 If Yes, explain purpose and flow: _____
 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 (completing or completed) for hazardous waste?
 If Yes, describe: _____
 NO YES

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

Applicant/Proposer name: Arletta MRS INC Date: 8/21/2024
 Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have any 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 impact 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 walking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and if fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact water: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact 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, wetlands, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

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DEPARTMENT OF BUILDINGS
OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 10254206
Filing Date 4/29/25

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

ADDRESS 116 Nassau Ave DISTRICT Residence A

SECTION 62 BLOCK 159 LOT 499 APPROX. LOT AREA _____

II. TYPE AND COST OF IMPROVEMENT - All applicants complete Parts A & B.

A. TYPE OF IMPROVEMENT

New building

Addition-Extension of restaurant, other portion of new building under which it is located

Substituting type

Repair/Replacement

Electrical (new, remodel)

Paving

Moving/Relocation

B. PURPOSES OR USES UNDER LAW

RESIDENTIAL

One Family

Two Family

Apartment - three or more units

Tenants house, hotel, or auxiliary - three or more units

Single or Auxiliary Structure

Other - Specify _____

COMMERCIAL/INDUSTRIAL - Structure Per "D"

Industrial

Office, bank, professional

Store, restaurant

School, other religious

Hospital, institutional

Other - Specify _____

C. COST

NET TOTAL COST OF IMPROVEMENT 2,799
53,299

D. DESCRIPTION OF PROJECT

Erection of 18' x 12' Gazebo

APR 29 2025

III. IDENTIFICATION - To be completed by all applicants

NAME	Address, including apt. no. - Number, street, city and state, zip	TEL. NO.
1. Owner or Lessee <u>Muchebi Green</u> <u>Carlefa Hais Green</u>	<u>116 Nassau Ave, Freeport NY 11520</u>	<u>115 810 5567</u> <u>117 612 2548</u>
2. Contractor		
3. Architect or Engineer		

IV. OWNER - CONTRACTOR RELATIONSHIP

Building hereby is being subject to the jurisdiction of Section 27 of the Uniform Construction Code.

Contractor's Construction Certificate No. _____ District _____ Exp. Date _____

Contractor Carlefa Green Owner she

Address 116 Nassau Ave Freeport NY Phone 718 810 5567

State of New York
County of Nassau
Carlefa Green being duly sworn, says that she is the contractor or owner of the above mentioned building. That the basis of the above application, she has obtained and of said building or structure, to consent to the best of her knowledge and belief and agrees to perform to all applicable laws of this jurisdiction.

Executed on this 29th day of April 2025

Amarilis A Ledesma Carlefa
Masonry Public, Nassau County, N.Y. Masonry Husband

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 Floor Square Feet 114

Upper Floor Square Feet 114

of Stories 1

of Floors 1

Occup. Type RES

VI. INFORMATION REQUIRED BY STATE

AMARILIS A LEDESMA

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

Approved by: _____
Supervisor of Buildings

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116 Nassau Avenue, Freeport NY 11520 – Permit Site



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NEARBY PROPERTIES

124 Nassau Ave, Freeport NY 11520



120 Nassau Ave, Freeport NY 11520



119 Nassau Ave, Freeport NY 11520



115 Nassau Ave, Freeport NY 11520



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STRENGTH IS STYLE

Sturdy cedar posts, galvanized steel hardware, corrosion-resistant steel roofs — it's all part of our commitment to ensure you have a beautiful gazebo that can stand up to anything.

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100 MPH WINDS



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WIND-RESISTANT

Our gazebos are tested to withstand wind up to 100 mph when anchored as directed. That means you can trust your gazebo will be safe and secure in hurricane-force winds.



16x12 Barrington Gazebo

From \$ 3,299
~~\$ 3,799~~

16x12 Norwood Gazebo

From \$ 3,399
~~\$ 3,799~~

14x12 Barrington Gazebo

From \$ 2,899
~~\$ 3,299~~

20x12 Barrington Gazebo/Carport

From \$ 3,999
~~\$ 4,499~~

20x12 Barrington Gazebo/Carport

From \$ 3,999
~~\$ 4,499~~

Size

16x12

16x12

14x12

20x12

Height

123 in

122 in

120 in

123 in

Coverage Area

192.0

192.0

168.0

240.0

Material

Wood

Wood

Wood

Wood

Roof Type

Hip

Peak

Hip

Hip

Powerport



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