

2



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SEC. 62 BLK. 122 LOT. 17

2025 AUG 14 10:36

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Emilia Guzman  
respectfully states and alleges: (516) 208-5832

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
265 S. Long Beach Ave. Freeport NY 11520

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

2. That the premises affected by this application is located at 265 S Long Beach Ave. Freeport NY 11520 **Land Map of Nassau County**  
Sec. 62 Blk. 122 Lot(s) 17  
and that the interest which the applicant has in the property concerned is that of Owner of  
265 S. Long Beach Ave. Freeport NY 11520

3. That (the applicant) (the applicant's duly authorized Emilia Guzman) on or about the  
17 day of July 20 25, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:  
Fence permit application to install in about 126 feet of 6' high Solid  
white vinyl fence with one 10' x 6' double gate.

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 12 day of August, 20 25, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:  
① Village Ordinance § 210-6 A.  
② Village Ordinance § 210-171 fences and enclosures.

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

5. That the nature of the improvements now upon said premises is as follows: Installation in  
about 126 feet of 6 high solid white vinyl fence with one  
10x6 double gate.

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

6. That said premises are now being used as follows: Primary residence of the  
Owner/applicant. There's also a daycare in the premises.

Describe fully and  
clearly the use  
desired.

7. That the applicant seeks authority to make use of said premises as follows: Install 6'  
PVC. Seeking for security for the daycare kids since that  
area of the house will be used for the children to play.

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York § 210-6 A ; and  
§ 210-171

Refer where possible  
to paragraphs and  
section by numbers.

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

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

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

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

10. That the grounds for this application are as follows: Privacy and safety of the daycare kids.

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

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

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

Dated: 8/13, 2025

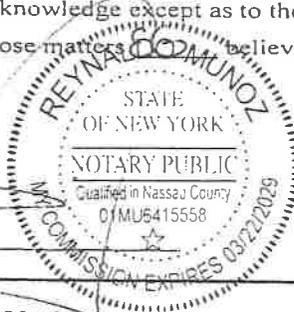
BY: \_\_\_\_\_  
ITS: owner.

State of New York )  
County of Nassau ) ss:

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

Sworn to before me this 13 day  
of August, 2025

Notary Public \_\_\_\_\_



Emilia Geman  
Signature of Applicant

**Notice  
Conflict of Interest**

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

8/13, 2025  
Date Year

Emilia Geman  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:  
That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

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

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

\_\_\_\_\_  
Signature

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VILLAGE OF FREEPORT NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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Notice

X Negative Declaration

Positive Declaration

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

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

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

**Project :** Building Permit App. FENC-25-8

**Location:** 265 S Long Beach

**Applicant:** Emilia Guzman

**Description:** 126' of 6' high closed PVC fence and 10' long x 6' high double gate

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

**Dated:** August 12, 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.

265 S LONG BEACH AVE, Freeport, NEW YORK 11520

Actions ▾

# FENC-25-8

Fence Permit

View More ▾

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Details

Workflow

([/#/explore/records/809412/details](#))

([/#/explore/records/809412/1384841](#))

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY  
Attachments 18 ([/#/explore/records/809412/files](#))

Show Workflow

## Fence Application

X Clear Section

Cancel

Save

Applicant Is\* ⓘ

Home Owner ▾

Fence Installer\* ⓘ

Licensed Contractor ▾

Choose from the following checkboxes, at least one must be selected:

Description of Proposed Work\* ⓘ

Rich text editor toolbar with icons for bold, italic, underline, link, list, and image.

install in about <sup>126</sup>130 feet of 6 high solid white vinyl fence with one 10 x 6 double gate

New Fence

Replacement Fence

Maintain Fence ⓘ

Temporary Fence

Is the Fence Metallic\* ⓘ

No ▾

Is the Property on a Corner Lot

Yes ▾

Residential or Commercial\* ⓘ

Residential ▾

Location of Fence (must select at least one)

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617.20  
Appendix B  
Short Environmental Assessment Form

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Install fence by DG Fence Inc.			
Name of Action or Project: Install fence.			
Project Location (describe, and attach a location map): rear backyard side of the house.			
Brief Description of Proposed Action: Install in about 120' feet of 6 high solid white vinyl fence with one 10x6' Double Gate.			
Name of Applicant or Sponsor: Emilia Guzman		Telephone: 516-208-5832	
Address: 265 S Long Beach Ave.		E-Mail: emiliaguzman-1@hotmail.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 X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES X
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____		

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

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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

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VILLAGE OF FREEPORT, NY

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

Applicant/sponsor name: Emilia Gorman Date: July 17, 25

Signature: Emilia Gorman

**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"/>

	small impact may occur	to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

5

SURVEY SHOWN HEREON IS BASED ON BOOK 17769 PAGE 786

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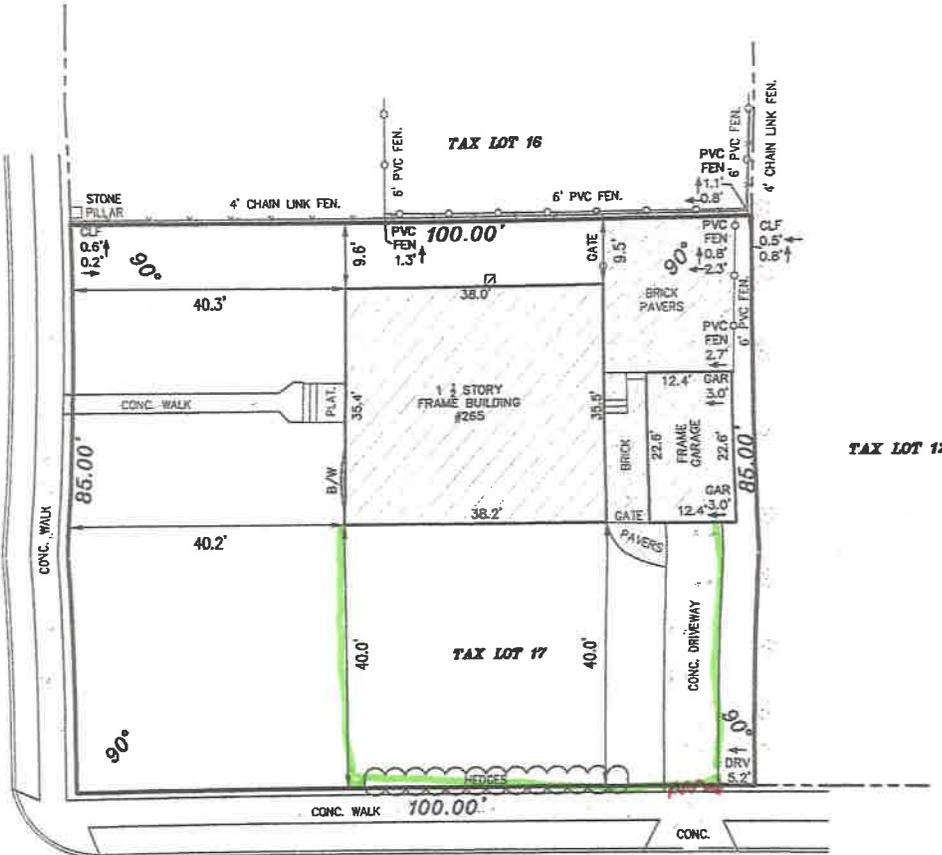
2025 AUG 14 AM 10:38

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VILLAGE OF FREEPORT, NY

**SYMBOL LEGEND**

MONUMENT FND	MANHOLE	TEST HOLE
I.P. / LB. FND	"A"-INLET	TREE
I.P. / LB. SET	"B"-INLET	SHRUB
SPOT ELEVATIONS	YARD INLET	BELLARD
UTILITY POLE	ELECTRIC METER	WETLAND FLAG
GUY WIRE	GAS METER	CANT. CANTILEVER
UTILITY POLE W/LIGHT	WATER METER	FE FENCE
LIGHT POLE	GAS VALVE	MAS. MASONRY
SIGN	WATER VALVE	PLAT. PLATFORM
PVC FENCE (PVC)	O/H OVERHAND	W.W. WINDOW WELL
STOCKADE FENCE (STK)	R/O ROOF OVER	B/W BAY WINDOW
CHAIN LINK FENCE (CLF)	D.C. DEPRESSED CURB	C/E CELLAR ENTRANCE
WIRE FENCE	Q.O.L. GENERALLY ON LINE	A/C UNIT
FIRE HYDRANT	R.O.W. RIGHT OF WAY	STAKE
CROSS CUT		
ON LINE		

SOUTH LONG BEACH AVENUE  
(50' WIDE)



ARCHER STREET  
(50' WIDE)

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



**GUARANTEED TO:**  
 TITLE NUMBER: CJS-09045  
 CJS LAND SERVICES, INC.  
 EMILIA Y. GUZMAN MADERA  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**LOT AREA**  
 8,500.00 S.F.  
 0.20 AC.



**SCALICE**

land surveying

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

**SURVEY OF PROPERTY**

265 SOUTH LONG BEACH AVENUE, FREEPORT  
NEW YORK 1520  
SITUATE

INCORPORATED VILLAGE OF FREEPORT  
TOWN OF HEMPSTEAD  
NASSAU COUNTY, NEW YORK

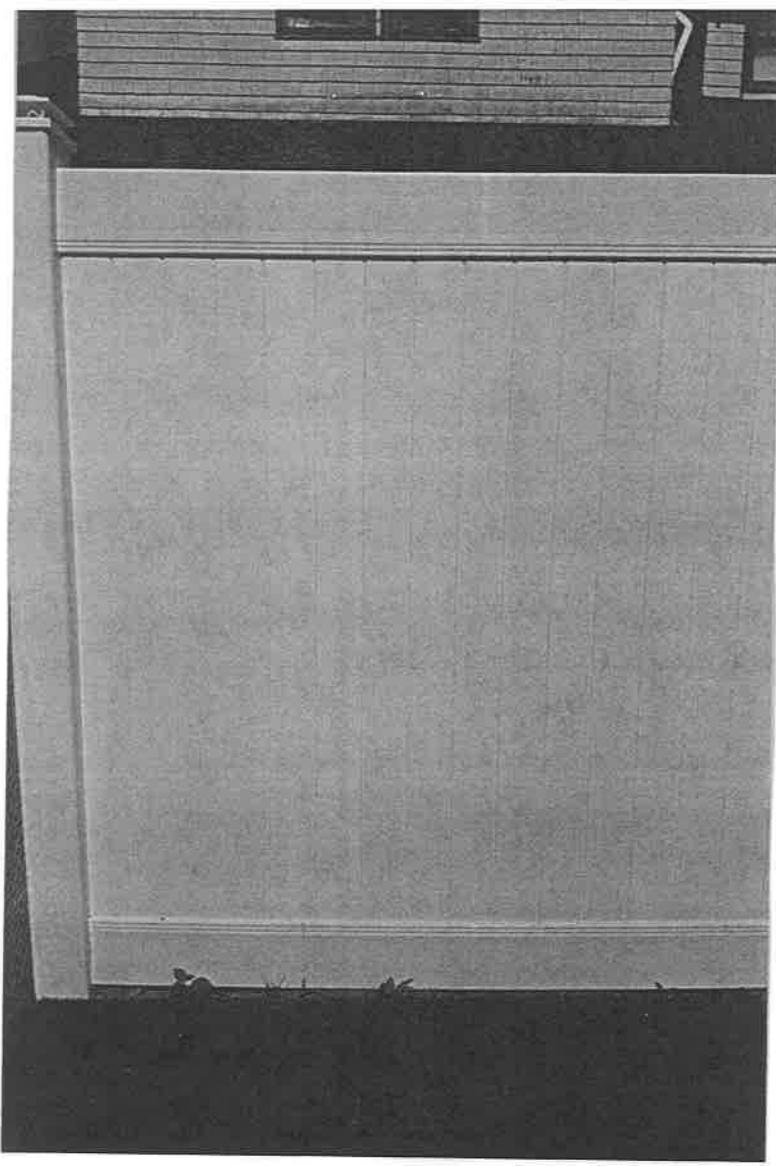
DR.:MC	CREW.:JV	SCALE: 1" = 20'	TAX MAP NO. 62-122-17
DATE SURVEYED: 06/17/2025		JOB No. N25-2516	



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VILLAGE OF FREEPORT, NY





SEC. 55 BLK. 21 LOT. 20

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

2025-9  
Index No.

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

COMPLY WITH  
ORIGINAL NOTES

The application of MARCELO KOHAN, RA  
respectfully states and alleges: 516-378-2178

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
2963 HOLIDAY PARK DR., MERRICK, NY, 11566

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

2. That the premises affected by this application is located at Land Map of Nassau County  
29 W SUNRISE HWY, FREEPORT, NY Sec. 55 Blk. 21 Lot(s) 20  
and that the interest which the applicant has in the property concerned is that of ARCHITECT

3. That (the applicant) (the applicant's duly authorized MARCELO KOHAN, RA) on or about the  
14 day of JULY 2025, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 2 day of JULY, 2025, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows: REQUIRED PARKING SPACES

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

5. That the nature of the improvements now upon said premises is as follows: INTERIOR BUILD-OUT FOR MEDICAL OFFICE

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

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

Describe fully and  
clearly the use  
desired.

7. That the applicant seeks authority to make use of said premises as follows: CONVERSION FROM RETAIL TO MEDICAL OFFICE

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

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

Refer where possible  
to paragraphs and  
section by numbers.

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

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

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

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

10. That the grounds for this application are as follows: BUILDING IS LOCATED ON "BUSINESS" ZONE. THERE IS (WAS) NEVER PARKING AVAILABLE ON THE EXISTING LOT

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

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

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

Dated: 7/14, 20 25.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

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

[Signature]  
Signature of Applicant

MESHESNA C LITTLE

NOTARY PUBLIC-STATE OF NEW YORK Sworn to before me this 21 day  
No. 01LI6066956  
Qualified in Nassau County of July, 20 25.  
My Commission Expires 11-26-2025  
Notary Public Meshesna C. Little

**Notice  
Conflict of Interest**

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

7/23/, 20 25  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Samuel Theogene being duly sworn, depose and say:  
That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of  
29 W SUNRISE HWY, the property concerned is correct to the best of the knowledge of  
deponent \_\_\_\_\_.)

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

Sworn to before me this 22 day  
of July, 20 25.

[Signature]  
Signature

Notary Public \_\_\_\_\_





**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A MAURAS  
SUPERINTENDENT OF BUILDINGS

**LETTER OF DENIAL**  
July 2, 2025

Samuel Theagene  
29 West Sunrise Hwy  
Freeport, NY 11520

**RE: 29 West Sunrise Hwy, Freeport, NY 11520**  
**Zoning District – Business B Sec. 55 Blk. 21, Lot 20**  
**Building Permit Application #20254270**

**Description: Change of use to medical office.**

Dear Sir/Madam

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

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

**Village Ordinance §210-172. Required parking spaces.**

**A.** The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes:

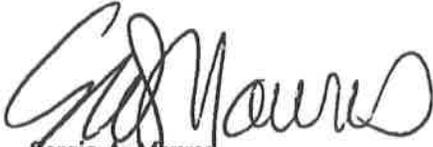
**(12)** All nonresidential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two cars for each individual store, shop or business in the building or structure. According to the plans the floor area is 2,075 SF and no parking spaces were provided and you will be seeking a variance of 6 parking spaces.

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Sergio A. Mauras". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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

SITE PLAN 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. 20254270

Location: 29 West Sunrise Hwy, Freeport NY 11520

Applicant: Samuel Theagene

Description: Change of use to medical office.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: July 2, 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.

JUN 23 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.

<b>Part 1 - Project and Sponsor Information</b>			
<b>Samuel Theagene</b>			
Name of Action or Project: <b>29 W Sunrise Hwy</b>			
Project Location (describe, and attach a location map): <b>29 W Sunrise Hwy</b>			
Brief Description of Proposed Action: <b>INTERIOR RENOVATIONS FOR THE CONVERSION FROM RETAIL SPACE TO A MEDICAL OFFICE</b>			
Name of Applicant or Sponsor: <b>MARCELO KOHAN</b>		Telephone: <b>516-378-2178</b>	
		E-Mail: <b>MAK@DELARGENTDESIGN.COM</b>	
Address: <b>2963 HOLIDAY PARK DR</b>			
City/PO: <b>MERRICK</b>	State: <b>NY</b>	Zip Code: <b>11566</b>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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?		_ <u>0.05</u> acres	
b. Total acreage to be physically disturbed?		_ <u>        </u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_ <u>        </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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			

JUN 23 2025

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

JUN 23 2025

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>MARCELO KOHAN</u> Date: <u>06/18/2025</u></p> <p>Signature: _____</p>		

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

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

JUN 23 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

JUN 23 2025

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20250670  
Filing Date 6/26/25

## 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 29A WEST SUNRISE HWY. ZONING DISTRICT BUS-B

BETWEEN CHURCH ST AND GUY LOMBARDO AVE

SECTION 55 BLOCK 21 LOT 20 APPROX. LOT AREA 25 95 SQ. FT. 2,330

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

**A. TYPE OF IMPROVEMENT**

1  New building

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

3  Swimming Pool

4  Repair (restoration)

5  Enclosed (New, Reroof)

6  Fence

7  Moving (relocation)

**B. PROPOSED BY EXISTING USE**

**RESIDENTIAL**

11  One Family

12  Two Family

13  Apartments - 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 "C"**

17  Industrial

18  Office, bank, professional

19  Store, restaurant

20  Church, other religious

21  Hospital, institutional

22  Other - Specify \_\_\_\_\_

**C. COST**

18 TOTAL COST OF IMPROVEMENT \$ 135,000

**D. DESCRIPTION OF PROJECT**

CONVERT RETAIL SPACE TO MEDICAL OFFICE

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

NAME	MAILING ADDRESS - (Number, street, city and state, Zip)	TEL. NO.
1. Owner or Lessee <b>SAMUEL THEAGENE</b>	<u>29A SUNRISE HWY, FREEPORT, NY 11520</u>	<u>201-294-1531</u>
2. Contractor <b>TO BE DETERMINED</b>		
3. Architect or Engineer <b>MARCELO KOHAN</b>	<u>2963 HOLIDAY PARK DR, MERRICK, NY, 11566</u>	<u>516-378-2178</u>

**IV. WORKER CONTRACTED SERVICES**

Building permits is issued subject to the provisions of Section 27 of the Workmen's Compensation Law.

Workman's Compensation Certificate No. \_\_\_\_\_ Date \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner N.A. (Print)

Address \_\_\_\_\_

Phone \_\_\_\_\_

State of New York

County of Nassau

**SAMUEL THEAGENE** being duly sworn, testifies that HE is the owner or (Print) (He or She)

owner of the above described building. That the terms of the above application and the approval date of said building or addition, is correct to the best of HE knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Date to which you file 16<sup>TH</sup> day JUNE 25 2025

[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/Final Floor Square Feet

Upper Fin Square Feet

# of Partitions

# of Floors

Occup. Type

**GREGG MCLEOD**  
Notary Public - State of New York  
No. 01MCH193923  
Qualified in Nassau County  
My Commission Expires September 22, 2025

**29 W SUNRISE HWY, FREEPORT, NY 11520**



**AERIAL VIEW**



**FRONT VIEW**







ALL RIGHTS RESERVED. Design, Detail, and Information shown on this drawing, remains the exclusive property of Delargent Design Architecture, PC, and may not be reproduced without the Architect's express written permission. Information shown on this Drawing has been produced to conform to jurisdiction Building Codes. Changes to the Architect's plans, Details, & Specifications, without prior written approval of the Architect, is the sole responsibility of the individual in charge of construction. This drawing bears no legal value unless it shows the Architect's original signature and seal.

CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION

**Medical Office  
Interior Build-Out**

29 W Sunrise Highway,  
Freeport, NY 11520

SECTION: 55  
BLOCK: 21  
TAX LOT(s): 20

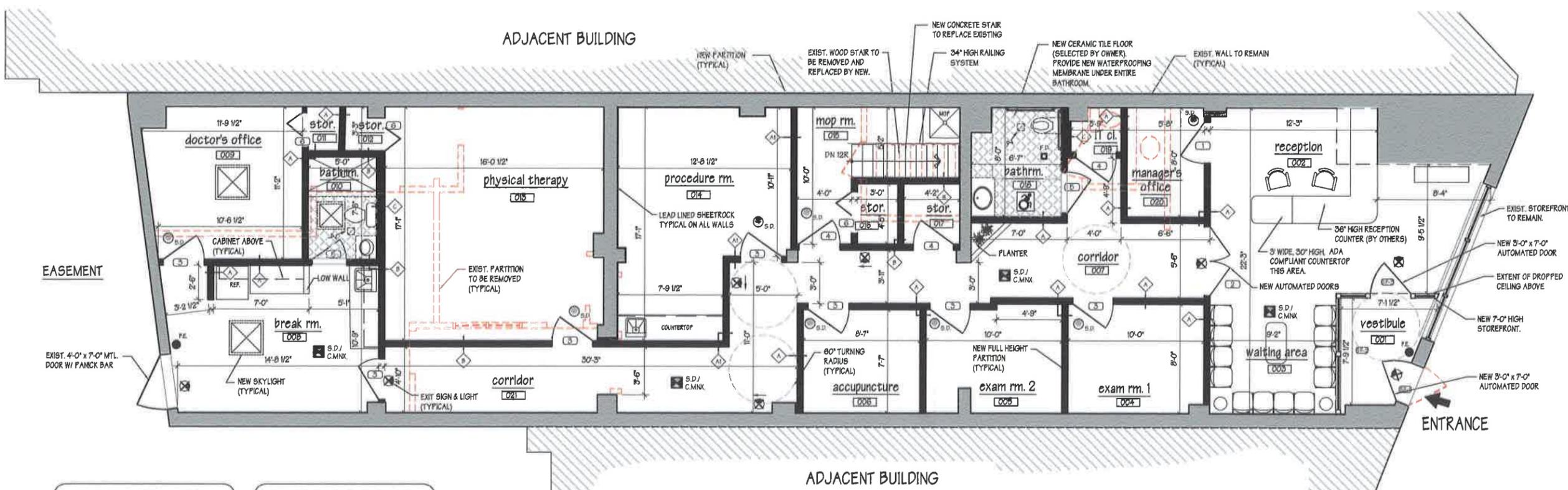
SUBMISSIONS		
No.	DATE	DESCRIPTION
1	6/20/25	FOR DOB SUBMISSION

PROJECT NO: 2508  
CAD DWG FILE:  
DATE: 6/16/25  
DRAWN BY: MAK  
SHEET TITLE

1st Floor Plan

SHEET NUMBER	PAGE NO.
A-001.00	5 of -

JOB NUMBER



# Existing / Proposed Floor Plan

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

**OCCUPANT LOAD**  
ENTIRE FLOOR = 2,075 S.F.  
2,075 S.F. / 120 S.F per person =  
17.29 = 17 PEOPLE

**PARKING REQUIREMENTS**  
ENTIRE FLOOR = 2,075 S.F.  
2,075 S.F. / 400 S.F per car =  
5.18 = 6 CARS

**CODE COMPLIANCE**  
THIS PROJECT WAS DESIGNED IN ACCORDANCE TO THE 2020 BUILDING CODE OF THE NEW YORK STATE

**CARBON MONOXIDE NOTE:**  
CARBON MONOXIDE DETECTION AND NOTIFICATION SHALL BE PROVIDED AS PER SECTIONS 503.15 AND 503.15.1 OF 2020 NYS BLDG. CODE.

**FIRE PROTECTION NOTES:**  
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS PER NFPA 10.  
- MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER = 75', AS PER TABLE 906.3(1), CLASS A-FIRE HAZARD.

**NOTES:**  
PLANS WERE CREATED BASED UPON THE AVAILABLE INFORMATION OBTAINED, AND THE EXISTING CONDITIONS OF THE VISIBLE SURFACES ONLY AT THE TIME THE SITE VISIT WAS CONDUCTED.  
ALL FURNITURE SHOWN TO BE SELECTED BY TENANT, AND IS FOR SCHEMATIC PURPOSES ONLY. FINAL LOCATION AND LAYOUT TO BE DETERMINED BY TENANT.  
ALL MILLWORK TO BE DONE BY OTHERS. ARCHITECT AND TENANT TO REVIEW SHOP DRAWINGS.  
THE ARCHITECT IS NOT RESPONSIBLE FOR ANY STRUCTURAL AND UNSEEN CONDITIONS PRESENT ON THE INNER SURFACE OF THE WALLS AND FLOORS.  
ALTHOUGH THEY ARE FAIRLY ACCURATE, SOME DIMENSIONS INDICATED MAY NOT BE EXACT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES CONCERNING THE AREA WHERE WORK IS TO BE PERFORMED.  
THERE'S NO INCREASE OF FLOOR AREA OR BUILDING FOOTPRINT UNDER THIS APPLICATION.

**ENERGY CERTIFICATION**  
THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THEY MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE 2020.

**MECHANICAL NOTE**  
REUSE EXISTING DUCTS, REGISTERS & DIFFUSERS. RELOCATE AS REQUIRED. ALL EQUIPMENT TO COMPLY W/ SECTION 906.1 OF THE 2020 NYS MECHANICAL CODE.  
REPAIR OR REPLACE AS REQUIRED.

**ELECTRICAL NOTE**  
ALL EXISTING ELECTRICAL LINES TO BE REUSED.  
G.C. TO VERIFY EXISTING ELECTRICAL SERVICE FOR COMPLIANCE WITH NEW EQUIPMENT REQUIREMENTS. UPDATE SERVICE, AS NECESSARY.  
ALL NEW ELECTRICAL WORK TO CONFORM WITH SECTION 907.1 OF 2020 NYS EXIST. BLDG. CODE, AND NFPA 70.

**PLUMBING NOTE**  
ALL EXISTING PLUMBING TO BE REUSED. REPAIR AS REQUIRED. NEW PLUMBING TO COMPLY W/ 2020 NYS PLUMBING CODE.  
G.C. TO VERIFY EXISTING WATER SERVICE FOR COMPLIANCE WITH REQUIREMENTS INDICATED BY NEW EQUIPMENT.

**STRUCTURAL NOTE**  
ALL EXISTING COLUMNS, JOISTS, AND BEAMS TO BE REUSED UNLESS OTHERWISE NOTED.  
G.C. SHOULD IMMEDIATELY STOP WORK AND NOTIFY THE ARCHITECT IF ANY CHANGES BE NECESSARY IN THE EXISTING STRUCTURAL ELEMENTS.

**NOTE**  
ALL NEW FURNITURE, CABINETS, KITCHEN EQUIPMENT, LIGHT FIXTURES, BATHROOM, ACCESSORIES, AND FINISHES, TO BE SELECTED BY OWNER.

**GENERAL DEMOLITION NOTES:**  
G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY THAT MAY BE FOUND BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.  
G.C. TO BE FAMILIAR WITH THE SCOPE OF WORK OF THE PROJECT.  
WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, SUCH SHALL BE REMOVED. CAP-OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

**DEMOLITION PERFORM. DISCLAIMER**  
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER, IN ACCORDANCE WITH 'GOOD GENERAL PRACTICES'.  
IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A 'SAFE' CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

**ADA NOTES:**  
ENTIRE SPACE TO COMPLY WITH ANSI A117.1 - 2010, AND 2020 NYS BUILDING CODE FOR THE REQUIRED CLEARANCES FOR DOORS, MANEUVERING, AND TACTILE SIGNAGES.  
ALL SINKS AND LAVATORIES TO HAVE A MIN. 8" TOE CLEARANCE, AND 27" MIN. KNEE CLEARANCE.

**DOOR NOTE:**  
REFER TO DWG. A-004 FOR NEW DOOR INFORMATION

**WALL NOTE:**  
REFER TO DWG. A-005 FOR NEW WALL TYPES INFORMATION

**FINISH NOTE:**  
REFER TO DWG. A-004 FOR FINISH SCHEDULE.

**LEGEND:**

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION
- ELEVATION NUMBER
- SHEET NUMBER
- WALL TYPE
- DOOR TYPE
- EXIT SIGN
- FIRE EXTINGUISHER
- SECTION MARK
- FLOOR ELEVATION
- ROOM NUMBER
- DETAIL MARK
- PLUMBING FIXTURE

# Proposed Medical Office

## 29 W. Sunrise Highway, Freeport, NY 11520

**Delargent Design  
Architecture, PC**  
2963 Holiday Park Drive  
Merrick, New York, 11566  
Phone: 516.378.2178  
Email: mak@delargentdesign.com

### GENERAL NOTES

- THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE FOLLOWING.
- CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE SO THAT HE MAY DETERMINE THE DIFFICULTIES HE MAY ENCOUNTER DURING CONSTRUCTION.
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
- CONTRACTOR DOING THE WORK SHALL OBTAIN NECESSARY PERMITS AND APPROVALS OF CONSTRUCTION. HE SHALL ALSO SECURE CERTIFICATE OF OCCUPANCY UPON CONCLUSION OF CONSTRUCTION.
- THE ARCHITECT OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION.
- THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: (27-130 thru 27-137):  
A) IT SHOULD HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR  
B) IT SHOULD HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER OR  
C) APPROVED BY THE BOARD OF STANDARDS AND APPEALS.
- POSTED OCCUPANCY AND USE: ALL BUILDINGS SHALL BE POSTED WITH A SIGN IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF. (27-225 & 27-226).

### ADDITIONAL NOTES

**Footing, Foundation, Concrete, & Steel Notes:**  
NOT APPLICABLE

**Electrical, Mechanical, Plumbing, Sprinklers, & Fire Alarm Notes:**

- PLUMBING SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE.
- ELECTRICAL COMPONENTS, EQUIPMENT, AND SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE NEW YORK STATE ELECTRICAL CODE.
- MECHANICAL APPLIANCES, EQUIPMENT, AND SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE NEW YORK STATE MECHANICAL CODE.

### APPLICABLE CODES

- |   |                                       |
|---|---------------------------------------|
| 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS), BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODE, ALTERATION LEVEL 2, CHAPTERS 7 & 8. | 2020 FUEL GAS CODE                    |
| 2020 NYS UNIFORM FIRE PREVENTION CODE   | 2020 NYS ENERGY CONSERVATION CODE     |
| 2020 NYS PLUMBING CODE  | 2010 ACCESSIBILITY: ANSI A-117.1 2010 |
| 2020 NYS MECHANICAL CODE  | NASSAU COUNTY HEALTH DEPARTMENT       |

### FINISHES

INTERIOR FINISHES TO BE SELECTED BY TENANT, AND ARE TO COMPLY WITH THE REQUIREMENTS OF 2020 NYS BLDG. CODE, CHAPTER 8.

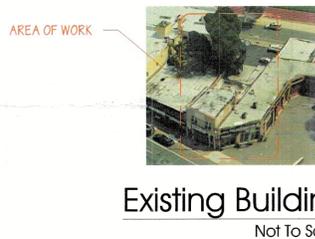
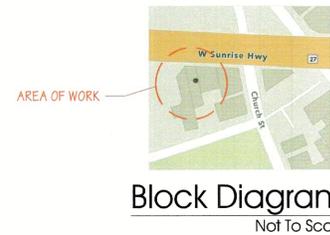
- ALL INTERIOR WALL & CEILING FINISH MATERIALS BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723, PER SECTION 803.12 (FLAME SPREAD OF 26-75, CLASS 'B').
- ALL INTERIOR FLOOR FINISH & COVERING MATERIALS TO COMPLY WITH SECTION BC 804.
- SUSPENDED ACOUSTICAL CEILINGS (IF APPLICABLE) TO BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635 AND ASTM C636, PER SECTION 808.111.

### TENANT SAFETY NOTES

- ALL WORK IS TO BE DONE IN THE AREAS INDICATED ON THE DRAWINGS ONLY, AND WILL NOT HAVE AFFECT THE ADJACENT STORES.
- ALL WORK TO BE DONE BETWEEN 8:00 AM AND 5:00 PM MONDAYS THROUGH FRIDAYS, EXCEPT HOLIDAYS, AS PER THE TOWNS REGULATIONS.
- ALL DIRT, DEBRIS, ETC., CAUSED BY THE NEW CONSTRUCTION WILL BE SAFELY STORED AND CARTED OUT BY THE GENERAL CONTRACTOR AS NEEDED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING A CLEAN A SAFE PASSAGE FREE OF DEBRIS OR TOOLS TO EVERYONE WORKING ON THE SPACE.
- ALL ELECTRICAL, GAS, AND WATER SERVICES, ETC. WILL REMAIN OPERABLE DURING CONSTRUCTION, AND WILL BE TEMPORARILY SUSPENDED AS NEEDED BY THE DIFFERENT TRADES PERFORMING THE WORK AS NEEDED.

### NOTES:

- THERE'S NO CHANGE IN THE BUILDING'S BULK OR EGRESS UNDER THIS APPLICATION.
- THERE'S NO STRUCTURAL WORK TO BE DONE ON THE PREMISES.
- THERE'S NO WORK TO BE DONE ON THE EXTERIOR OF THE BUILDING.



### ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	HORIZ.	HORIZONTAL
ADJ.	ADJUSTABLE	HT.	HEIGHT
A.F.F.	ABOVE FINISH FLOOR	HVAC	HEATING/VENT/AIR CONDITIONING
ALUM.	ALUMINUM	INSUL.	INSULATION
ALT.	ALTERNATE	LAV.	LAVATORY
ANOD.	ANODIZED	LLH.	LONG LEG HORIZONTAL
BD.	BOARD	LLV.	LONG LEG VERTICAL
BLDG.	BUILDING	LT.	LIGHT
BM.	BEAM	MAS.	MASONRY
BOTT.	BOTTOM	MAX.	MAXIMUM
CFMF	COLD FORM MTL. FRAMING	MECH.	MECHANICAL
CL.	CENTER LINE	MIN.	MINIMUM
CLG.	CEILING	MISC.	MISCELLANEOUS
CLR.	CLEAR	M.O.	MASONRY OPENING
C.J.	CONTROL JOINT	MTD.	MOUNTED
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PL.	PLATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
DBL.	DOUBLE	PT.	PAINT
DTL.	DETAIL	REF.	REFERENCE
DR.	DOOR	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEV.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ENC.	ENCLOSURE	SPEC.	SPECIFICATION
E.P.	ELECTRICAL PANEL	STD.	STANDARD
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
F.A.	FIRE ALARM	T.B.D.	TO BE DETERMINED
F.D.	FLOOR DRAIN	TEMP.	TEMPORARY
F.E.	FIRE EXTINGUISHER	THK.	THICK
F.F.	FINISH FLOOR	TYP.	TYPICAL
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
FIXT.	FIXTURE	VERT.	VERTICAL
FLR.	FLOOR	WD.	WOOD
GA.	GAUGE	WI.	WITH
GL.	GLASS		
GYP. BD.	GYPSUM BOARD		
HCP.	HANDICAPPED		
H.C.	HOLLOW CORE		
HWDR.	HARDWARE		

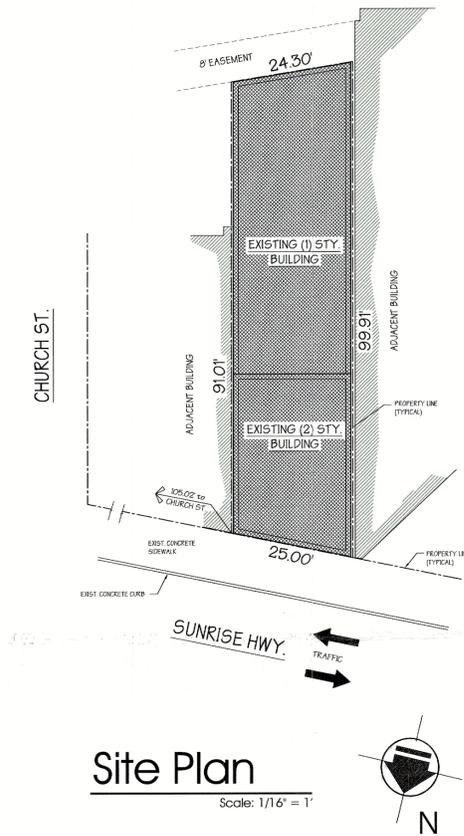
### SCOPE OF WORK:

- LEVEL 2 ALTERATION:
- INTERIOR BUILD-OUT FOR NEW MEDICAL SPACE

REFER TO APPLICATION # FOR ADDITIONAL INFORMATION.

### ZONING DATA

ZONE	BUSINESS
OCC. GROUP	MERCANTILE
VILLAGE	FREEPORT
SECTION	55
BLOCK	21
LOT(s)	20
HOUSE #	29A
BLDG. AREA	738 S.F.
CONSTRUCTION TYPE	II-B



### N.Y.S. ENERGY CONSERVATION CODE

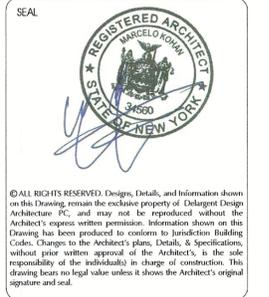
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER C5.

### SITE PLAN NOTE:

EXISTING SITE AND BUILDING'S DIMENSIONS ARE BASED ON SURVEY PREPARED BY: LICENSED SURVEYOR, ON SURVEY DATED 12/27/91

### DRAWING'S LIST

<b>Architectural</b>		
SP-001	SITE PLAN / ZONING INFORMATION	A-005 PLUMBING DETAILS
GN-001	GENERAL NOTES	A-006 KITCHEN EQUIPMENT INFORMATION
A-001	EXISTING / PROPOSED 1ST FLOOR / MEZZANINE PLAN	A-007 HANDICAPPED ACCESSIBILITY DETAILS
A-002	BUILDING SECTION / EGRESS PLAN / WALL TYPES	A-008 WALL / CEILING PENETRATIONS (1 OF 2)
A-003	DOOR / FINISH SCHEDULES	A-009 WALL / CEILING PENETRATIONS (2 OF 2)
A-004	PLUMBING / GAS RISER DIAGRAMS	



CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION  
Medical Office  
Interior Build-Out  
29 W. Sunrise Highway,  
Freeport, NY 11520  
SECTION: 55  
BLOCK: 21  
TAX LOT(s): 20

SUBMISSIONS		
No.	DATE	DESCRIPTION
	6/20/25	FOR DOB SUBMISSION

PROJECT NO:	2508
CAD DWG FILE:	
DATE:	6/16/25
DRAWN BY:	MAK
SHEET TITLE	
Site Plan / Zoning information	
SHEET NUMBER	PAGE NO.
SP-001.00	1 of -
JOB NUMBER	
-	



ALL RIGHTS RESERVED. Designs, Details, and Information shown on this Drawing remain the exclusive property of Delargent Design Architecture, PC, and may not be reproduced without the Architect's express written permission. Information shown on this Drawing has been produced to conform to Jurisdiction Building Codes. Changes to the Architect's plans, Details, & Specifications, without prior written approval of the Architect, is the sole responsibility of the individual(s) in charge of construction. This drawing bears no legal value unless it shows the Architect's original signature and seal.

CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION

**Medical Office  
Interior Build-Out**

29 W Sunrise Highway,  
Freeport, NY 11520

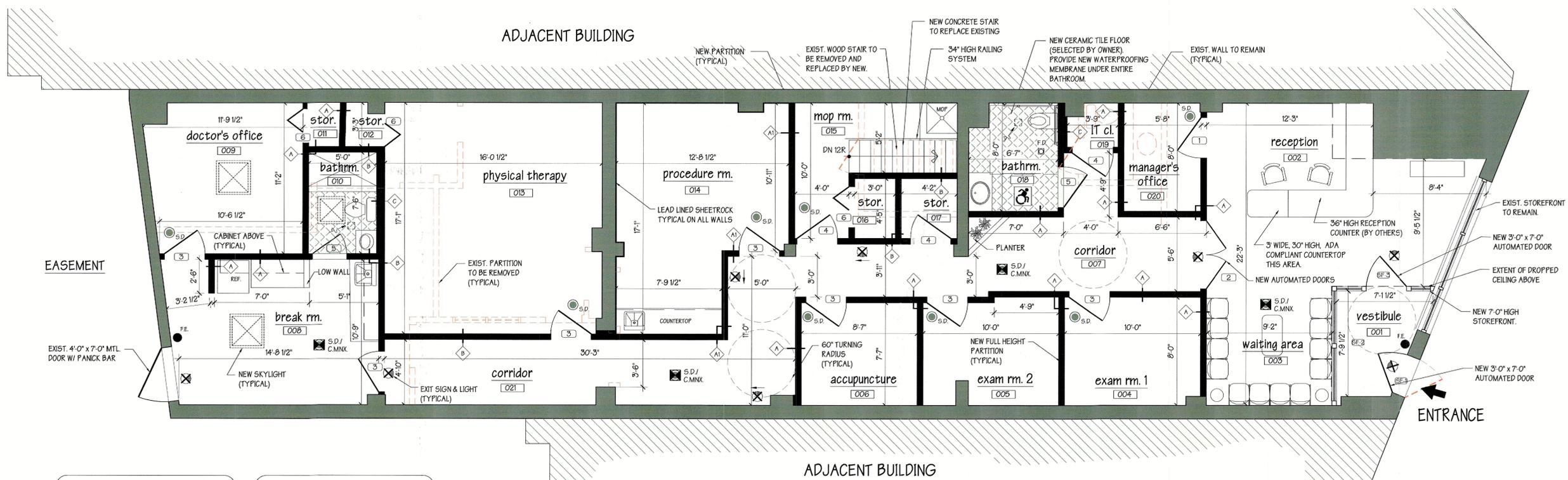
SECTION: 55  
BLOCK: 21  
TAX LOT(S): 20

SUBMISSIONS		
No.	DATE	DESCRIPTION
	6/20/25	FOR DOB SUBMISSION

PROJECT NO: 2508  
CAD DWG FILE:  
DATE: 6/16/25  
DRAWN BY: MAK  
SHEET TITLE

**1st Floor Plan**

SHEET NUMBER: **A-001.00** PAGE NO. 5 of -  
JOB NUMBER



# Existing / Proposed Floor Plan

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

**OCCUPANT LOAD**

ENTIRE FLOOR = 2,075 S.F.  
2,075 S.F. / 120 S.F. per person =  
17.29 = 17 PEOPLE

**PARKING REQUIREMENTS**

ENTIRE FLOOR = 2,075 S.F.  
2,075 S.F. / 400 S.F. per car =  
5.18 = 6 CARS

**CODE COMPLIANCE**

THIS PROJECT WAS DESIGNED IN ACCORDANCE TO THE 2020 BUILDING CODE OF THE NEW YORK STATE

**CARBON MONOXIDE NOTE:**

CARBON MONOXIDE DETECTION AND NOTIFICATION SHALL BE PROVIDED AS PER SECTIONS 503.15 AND 503.15.1 OF 2020 NYS BLDG. CODE.

**FIRE PROTECTION NOTES:**

- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS PER NFPA 10.
- MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER = 75', AS PER TABLE 906.3(1), CLASS A-FIRE HAZARD.

**NOTES:**

PLANS WERE CREATED BASED UPON THE AVAILABLE INFORMATION OBTAINED, AND THE EXISTING CONDITIONS OF THE VISIBLE SURFACES ONLY AT THE TIME THE SITE VISIT WAS CONDUCTED.

ALL FURNITURE SHOWN TO BE SELECTED BY TENANT, AND IS FOR SCHEMATIC PURPOSES ONLY. FINAL LOCATION AND LAYOUT TO BE DETERMINED BY TENANT.

ALL MILLWORK TO BE DONE BY OTHERS. ARCHITECT AND TENANT TO REVIEW SHOP DRAWINGS

THE ARCHITECT IS NOT RESPONSIBLE FOR ANY STRUCTURAL AND UNSEEN CONDITIONS PRESENT ON THE INNER SURFACE OF THE WALLS AND FLOORS.

ALTHOUGH THEY ARE FAIRLY ACCURATE, SOME DIMENSIONS INDICATED MAY NOT BE EXACT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES CONCERNING THE AREA WHERE WORK IS TO BE PERFORMED.

THERE'S NO INCREASE OF FLOOR AREA OR BUILDING FOOTPRINT UNDER THIS APPLICATION.

**ENERGY CERTIFICATION**

THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THEY MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE 2020.

**MECHANICAL NOTE**

REUSE EXISTING DUCTS, REGISTERS & DIFFUSERS. RELOCATE AS REQUIRED. ALL EQUIPMENT TO COMPLY W/ SECTION 808.1 OF THE 2020 NYS MECHANICAL CODE.

REPAIR OR REPLACE AS REQUIRED.

**ELECTRICAL NOTE**

ALL EXISTING ELECTRICAL LINES TO BE REUSED.

G.C. TO VERIFY EXISTING ELECTRICAL SERVICE FOR COMPLIANCE WITH NEW EQUIPMENT REQUIREMENTS. UPDATE SERVICE, AS NECESSARY.

ALL NEW ELECTRICAL WORK TO CONFORM WITH SECTION 807.1 OF 2020 NYS EXIST. BLDG. CODE, AND NFPA 70.

**PLUMBING NOTE**

ALL EXISTING PLUMBING TO BE REUSED. REPAIR AS REQUIRED. NEW PLUMBING TO COMPLY W/ 2020 NYS PLUMBING CODE.

G.C. TO VERIFY EXISTING WATER SERVICE FOR COMPLIANCE WITH REQUIREMENTS INDICATED BY NEW EQUIPMENT.

**STRUCTURAL NOTE**

ALL EXISTING COLUMNS, JOISTS, AND BEAMS TO BE REUSED UNLESS OTHERWISE NOTED.

G.C. SHOULD IMMEDIATELY STOP WORK AND NOTIFY THE ARCHITECT IF ANY CHANGES BE NECESSARY IN THE EXISTING STRUCTURAL ELEMENTS.

**NOTE**

ALL NEW FURNITURE, CABINETS, KITCHEN EQUIPMENT, LIGHT FIXTURES, BATHROOM, ACCESSORIES, AND FINISHES, TO BE SELECTED BY OWNER.

**GENERAL DEMOLITION NOTES:**

G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY THAT MAY BE FOUND BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.

G.C. TO BE FAMILIAR WITH THE SCOPE OF WORK OF THE PROJECT.

WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, SUCH SHALL BE REMOVED. CAP-OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

**DEMOLITION PERFORM. DISCLAIMER**

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER, IN ACCORDANCE WITH "GOOD GENERAL PRACTICES".

IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

**ADA NOTES:**

ENTIRE SPACE TO COMPLY WITH ANSI A117.1 - 2010, AND 2020 NYS BUILDING CODE FOR THE REQUIRED CLEARANCES FOR DOORS, MANEUVERING, AND TACTILE SIGNAGES.

ALL SINKS AND LAVATORIES TO HAVE A MIN. 9" TOE CLEARANCE, AND 27" MIN. KNEE CLEARANCE.

**DOOR NOTE:**

REFER TO DWG. A-004 FOR NEW DOOR INFORMATION

**WALL NOTE:**

REFER TO DWG. A-005 FOR NEW WALL TYPES INFORMATION

**FINISH NOTE:**

REFER TO DWG. A-004 FOR FINISH SCHEDULE.

**LEGEND:**

- EXISTING PARTITION TO REMAIN
- - - EXISTING PARTITION TO BE REMOVED
- NEW PARTITION
- ▲ ELEVATION NUMBER
- SHEET NUMBER
- ◊ WALL TYPE
- DOOR TYPE
- ⊗ EXIT SIGN
- FE FIRE EXTINGUISHER
- ▲ SECTION MARK
- × EL (+4)
- ROOM NUMBER
- DETAIL MARK
- PLUMBING FIXTURE



SEC. 102 BLK. 176 LOT. 325  
326  
327  
328  
329

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
 Of  
 the Application of

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

Index No.

COMPLY WITH  
 ORIGINAL NOTES

The application of 19 Suffolk St Addition, alteration + Change of use  
 respectfully states and alleges:

Strike out  
 inapplicable  
 phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
19 Suffolk St, Freeport ny 11520

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

2. That the premises affected by this application is located at 19 Suffolk St Freeport ny 11520 Land Map of Nassau County  
 Sec. 102 Blk. 176 Lot(s) 325  
 and that the interest which the applicant has in the property concerned is that of applicant is owner of property  
326  
327  
328  
329

3. That ~~(the applicant)~~ (the applicant's duly authorized \_\_\_\_\_) on or about the  
4<sup>th</sup> day of September 2024, filed in the office of the Department of Buildings of the Village of  
 Freeport, New York, an application for a Building Permit. Documents filed with said application were  
 as follows:  
Architectural Plans

Obtain reason for  
 denial from  
 Department of  
 Buildings.

4. That on or about the 17<sup>th</sup> day of October, 2024, the Department of Buildings denied said  
 application; upon information and belief that the reason for said denial was as follows: multiple  
village ordinance's; listed in #8

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

5. That the nature of the improvements now upon said premises is as follows: extension of existing buildings to include 24-  
1 bedroom units

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

6. That said premises are now being used as follows: commercial office space and 1 apartment

Describe fully and  
 clearly the use  
 desired.

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

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
 virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
 State of New York 210-60, 210-47, 210-48, 210-49, 210-51  
210-172, 210-54, 210-52

Refer where possible  
 to paragraphs and  
 section by numbers.

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

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

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

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

10. That the grounds for this application are as follows: Cannot realize reasonable return on property

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

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

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

Dated: September 23<sup>RD</sup>, 20 24.

BY: [Signature]  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

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

Sworn to before me this 23<sup>RD</sup> day  
of September, 20 24.

[Signature]  
Signature of Applicant

Notary Public [Signature]

**Notice  
Conflict of Interest**

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

September 23<sup>RD</sup>, 20 24.  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Ben Jackson being duly sworn, depose and say:

That he (the owner of 19 Suffolk St, Kneepart) (is the owner of 19 Suffolk St Kneepart of 19 Suffolk St Kneepart the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

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

Sworn to before me this 18<sup>th</sup> day  
of October, 20 24.

[Signature]  
Signature

[Signature]



RECEIVED

**INC. VILLAGE OF FREEPORT**

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

2024 OCT 18 P 3:16

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**October 18, 2024**  
**LETTER OF DENIAL**

BGC Properties INC  
19 Suffolk Street  
Freeport, NY 11520

RE: 19 Suffolk Street, Freeport, NY

Zoning District – Marine Commerce Sec. 62 Blk. 176 Lots 325,326,327,328,329.

Building Permit Application #20243928

Description – Construct addition to existing building and change use to residence apartment for 24 unit 4-story apartment building 22,511.06 SF

Dear Sir/Madam:

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

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

**Village Ordinance §210-238. Prohibited uses.**

**B.** Any use not specifically permitted shall be prohibited. Apartment houses are not a specificity use.

**Village Ordinance §210-47. Building height.**

**A.** Generally. No apartment houses shall not exceed 32 feet in height nor have more than 2 1/2 stories, including the basement. According to the drawings submitted the high of the building is 42'-8" and 4 stories. You will be seeking a variance of 7'-8" and a variance for the additional 1.5 stories.

**Village Ordinance §210-48. Lot area; apartments.**

No apartment house shall be erected on a lot whose area is less than 15,000 square feet or which provides less than 990 square feet of lot area per apartment unit. According to the drawings submitted the lot area is 11,500 SF and only 11 apartments would be allowed. You will be seeking a variance of 3,500 SF and 13 apartments.

**Village Ordinance §210-49. Lot coverage.**

**B.** Apartments. An apartment house shall not occupy more than 40% of the area of the lot, including accessory buildings or structures. According to the drawings submitted 62.3% is going to be occupied when only 40% is permitted. You will be seeking a variance of 22.3%

**C.** Open space. Open space, out-of-doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two square feet of residential floor area which excludes the basement or cellar. According to the drawings the required open space should be 11,255.53 SF and only 4,118.28 is provided.

**D. Open recreation space.** Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. This requirement is a part of the open space requirement. Open recreation space shall use a portion of the open space required by Subsection C above. According to the drawings submitted no open space was provided and you will be seeking a variance of 3,846.18 SF of open space. As per 86-11 Open recreation must be at grade level.

**Village Ordinance §210-51. Required yards.**

**A. Front yard depth:** the average front yard depth of existing buildings on the same side of the street in the same block and within 200 feet of each side of the lot; if there are no existing buildings as aforesaid, the average front yard depth of existing buildings on the opposite side of the street in the same block and within 200 feet of the lines projected from each side of the lot; in no event, less than 25 feet; According to the drawings submitted the frontage is 5.8', 7.8' and 0.9"

**B. Side yard width:** 20 feet; According to the drawings submitted the side yard is 10'.

**C. Rear yard depth:** 20 feet: According to the drawings submitted the rear yard is 5'.

**Village Ordinance §210- 52. Parking space for apartment building.**

Parking space shall be provided as set forth in § 210-172.

As per 210-172 indicates that you will need 36 parking spaces but only 20 legal parking spaces were provided. You will be seeking a variance of 16 parking spaces.

**Village Ordinance §210- 54. Front yards of apartment building.**

With the exception of the necessary driveways, walks and entrance areas, the front yard of any apartment house shall be fully graded, landscaped and continuously maintained in a neat and orderly fashion, and no portion of the said front yard shall be used for parking automobiles or other vehicles or storing articles of any kind. According to the drawings submitted the parking and trash room are in the front yard and secondary front yard.

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

**ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
Daniela Hernandez  
SITE PLAN APPROVAL NEEDED: YES

REC'D  
2024 OCT 18 PM 3:17  
VILLAGE CLERK'S OFFICE

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20243928

Location: 19 Suffolk Street

Applicant: BGC Properties INC

Description: Construct addition to existing building and change use to residence apartment for 24 unit 4-story apartment building 22,511.06 SF

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: October 18, 2024

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

2024 OCT 18 PM 3:17  
VILLAGE OF FREEPORT  
DEPARTMENT OF BUILDINGS  
RECEIVED

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

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project: 19 Suffolk Street - Freeport, NY 11520				
Project Location (describe, and attach a location map): corner of suffolk street and South Ocean Ave				
Brief Description of Proposed Action: Proposed addition, alteration and change of use to create a 24 unit apartment building				
Name of Applicant or Sponsor: Brandon Hamchuk, RA		Telephone: 631-241-7328 E-Mail: BKHarchitect@gmail.com		
Address: 783 Pat Drive				
City/PO: West Islip		State: NY	Zip Code: 11795	
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 government 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?		0.264 acres		
b. Total acreage to be physically disturbed?		0.264 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0264 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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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SULLY COUNTY, ILLINOIS

		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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<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: State code _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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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 plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ drywells		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Brandon Hamchuk</u> Date: <u>9-3-24</u>		
Signature: _____ Title: <u>Architect</u>		

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**PRINT FORM**

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

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 VILLAGE OF BIRMINGHAM

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243938  
 Filing Date 9/4/24

SEP 4 - 2024

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>19 Suffolk Street</u>	(No.)	(Street)	ZONING DISTRICT <u>Marine Commerce</u>
	BETWEEN <u>South Ocean Ave</u>		AND <u>Woodcleft Ave</u>	
		(Cross Street)		(Cross Street)
	SECTION <u>62</u>	BLOCK <u>176</u>	LOT <u>325, 326, 327, 328, 329</u>	APPROX. LOT SIZE <u>100.0' x 115.0'</u> LOT AREA <u>11,500</u>

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1     New building</p> <p>2   <input checked="" type="checkbox"/>   Addition-Alteration (If residential, enter number of new housing units added. If non-residential none <u>24</u>)</p> <p>3     Swimming Pool</p> <p>4     Repair (replacement)</p> <p>5     Bulkhead (New, Repair)</p> <p>6     Fence</p> <p>7     Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11     One Family</p> <p>12     Two families</p> <p>13   <input checked="" type="checkbox"/>   Apartment - Enter No. of Units <u>24</u></p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11     One Family</p> <p>12     Two families</p> <p>13   <input checked="" type="checkbox"/>   Apartment - Enter No. of Units <u>24</u></p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p>
<p><b>RESIDENTIAL</b></p> <p>11     One Family</p> <p>12     Two families</p> <p>13   <input checked="" type="checkbox"/>   Apartment - Enter No. of Units <u>24</u></p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p>		
<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>250,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p><u>Addition, alteration and change of use for 24 unit apartment building</u></p>		

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

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>BGC Properties inc.</u>	<u>19 Suffolk Street - Freeport, NY 11520</u>	<u>516-623-2945</u>
2. Contractor			
3. Architect or Engineer	<u>BKH Architect, pllc</u>	<u>783 Pat Dr. - West Islip, NY 11795</u>	<u>631-241-7328</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p style="text-align: right;">Contractor or Owner _____ (Print)</p> <p style="text-align: right;">Address _____</p> <p style="text-align: right;">Phone _____</p> <p>State of New York</p> <p>County of Nassau</p> <p><u>BGC Properties, Inc.</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.</p> <p style="text-align: center;">(He or Her)</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>IF YES, WHICH ZONE? <u>AE-8</u></p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p style="text-align: center;"><b>PROJECT DESCRIPTION</b></p> <p>Total/First Floor Square Feet <u>684.0</u></p> <p>Upper Floor Square Feet <u>23,032</u></p>
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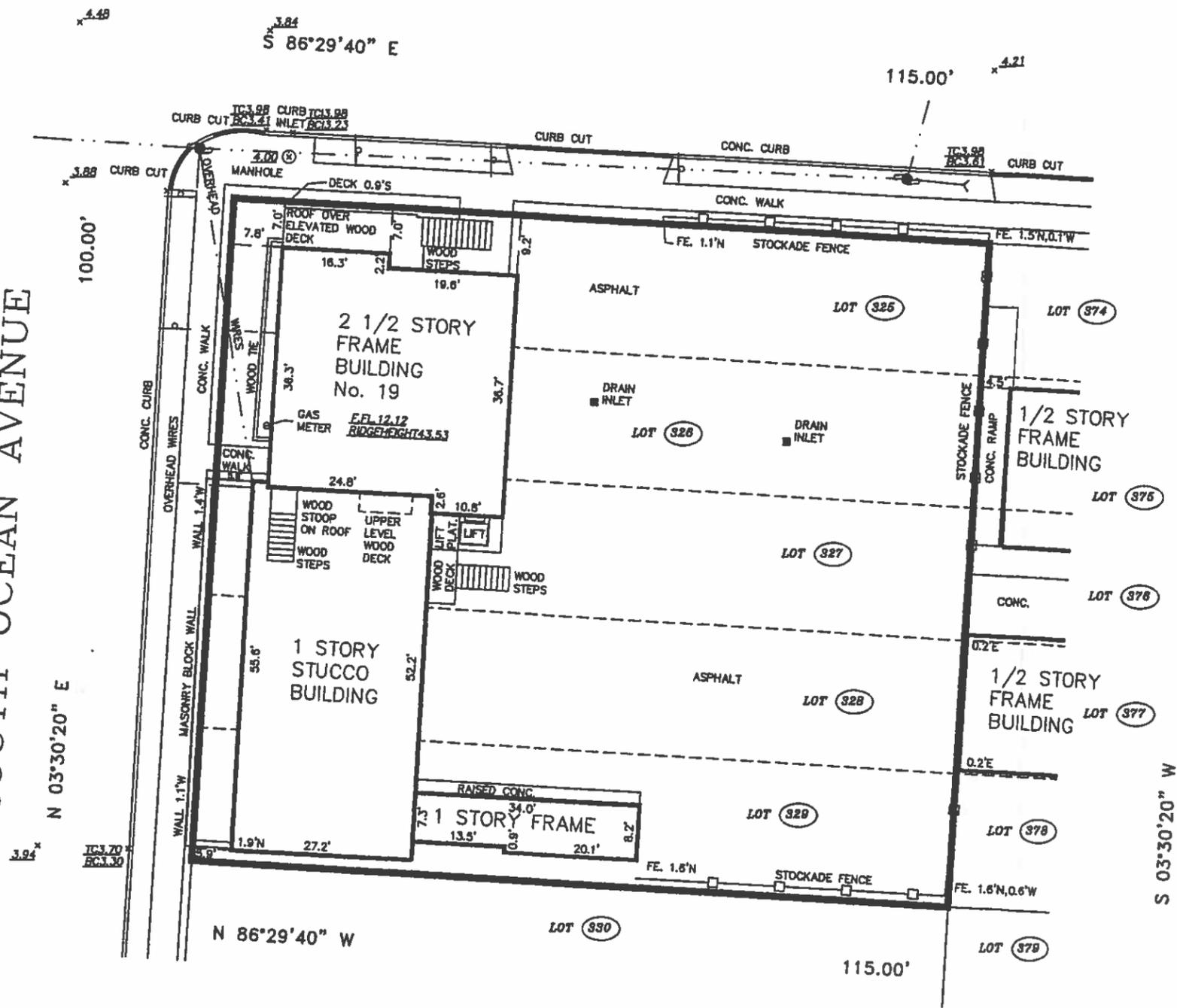
SUFFOLK STREET

SURVEY OF  
 LOTS 325-329  
 MAP OF  
 WOODCLEFT BAY ESTATES SEC. No. 1  
 FILE NO. 3479 FILED JULY 16, 1925  
 SITUATED AT  
 INC. VILLAGE OF FREEPORT  
 TOWN OF HEMPSTEAD  
 NASSAU COUNTY, NEW YORK  
 N.C. TAX No. SECTION 62 BLOCK 176 LOTS 325-329

SCALE 1"=20'  
 JUNE 4, 2017  
 SEPTEMBER 13, 2024 ADD ELEVATIONS

AREA = 11,500 sq. ft.  
 0.264 ac.

SOUTH OCEAN AVENUE



NOTE: LOCATIONS AND EXISTENCE OF ANY  
 SUBSURFACE UTILITIES AND/OR STRUCTURES  
 NOT READILY VISIBLE, ARE NOT CERTIFIED.

**NOTES:**  
 1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM  
 EXISTING ELEVATIONS ARE SHOWN THUS: x.000

<b>METES AND BOUNDS SURVEYING</b>		THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.  *UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, 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.*
53 PROBST DRIVE SHIRLEY, NY 11967 PHONE (516) 972-5812		
LOT: 325-329      BLOCK: 176      SECTION: 62		
MAP OF: WOODCLEFT BAY ESTATES SEC. No. 1 FILE No. 644		
SITUATED AT: INC. VILLAGE OF FREEPORT NASSAU COUNTY, NEW YORK		
CERTIFIED TO	FIDELITY NATIONAL TITLE INSURANCE COMPANY	
	EAST COAST ABSTRACT, INC.	
	OCEAN FINANCIAL FEDERAL CREDIT UNION BGC PROPERTIES INC.	
		JOB NO.: 17-193B DATE: SEPTEMBER 13, 2024

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 VILLAGE OF FREEPORT, NY



**STORY DIAGRAM**  
SCALE: 1/8" = 1'-0"

**ZONING INFORMATION**

M SUFFOLK STREET - FREEPORT, NY 11520  
 SEC. 62 BLK. 116 LOT. 325,326,327,328,329 ZONE: MARINE COMMERCE FEMA: AE-0  
 LOT SIZE = 100.0' X 15.0' = 1,500.0 SQ. FT. = 0.264 ACRE  
 210-49B MAX LOT COVERAGE = 40% X 1,500.0 = 4,600.0 SQ. FT.  
 ACTUAL LOT COVERAGE = 7,301.12 > 4,600  
 210-49C OPEN SPACE = 2251.06 / 2 = 1,255.53 SQ. FT.  
 ACTUAL O.S. = 4,118.28 < 1,255.53  
 210-49D REG. SPACE = 1/8" = 16.7' X 2251.06 = 3,754.35 SQ. FT.  
 ACTUAL GROUND LEVEL R.S. = 0' < 3,754.35  
 ROOF TOP R.S. = 2,000' < 3,754.35  
 210-40 LOT AREA / DENSITY = 990 PER DU  
 = 1,500 / 990 = 1.11 DU  
 = 1,500 / 24 = 47.917 SQ. FT.  
 ACTUAL L.A. / DENSITY = 24 DU / 11 DU

SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
210-49B	LOT COVERAGE	40% = 4,600	21.7% = 3,185.54	62.3% = 7,301.12
210-40	LOT AREA	15,000	11,500	NO CHANGE
210-50	MIN. F.A.	600 SF	814 SF	624 SF
210-46	DENSITY	990 = 11 DU	5,150 = 2 DU	47.917 = 24 DU
210-49C	OPEN SPACE	1,155.5	8,344.41	4,118.28
210-49D	REG. SPACE	3,754.35	0	2,000 ROOF DECK
210-51A	FRONT YARD	25'	5.8' & 1.0' & 0.9'	5.0' & 1.82' & 0.9'
210-51B	SIDE YARD	20'	11.3'	10.0'
210-51C	REAR YARD	20'	1.1'	5.0'
210-241	BUFFER	20'	5.8'	20.0' & 1.82'
210-47	HEIGHT	32' - 25 STY	36'-6" ~ 3 STY	42'-8" ~ 4 STY
210-T2A2	PARKING	36 SPACES	14 SPACES	31 SPACES

**PARKING 210-T2A2A**

**REQUIREMENTS**  
 BAYS ACCESSIBLE = 26 TO 50 + 2 SPACES REG'D  
 ONE BEDROOM = 15 SPACES  
 TWO BEDROOM OR MORE = 2 SPACES  
**ACTUAL**  
 ONE BEDROOMS = 24  
 24 X 15 = 36 SPACES  
 PROVIDED = 31 SPACES TOTAL  
 ACCESSIBLE = 2 SPACES

**ESTABLISHED GRADE**

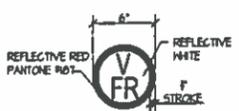
SUFFOLK STREET = 4.2' + 3.84' + 8.05'  
 SOUTH OCEAN AVE = 3.94' + 3.68' + 1.82'  
 INTERSECTING CORN = 4.48'  
 AVG. STREET CROWN = 20.35' / 5 = 4.07'  
 FLOOD ZONE = ELEV. 10.0'  
 ADJUSTED GRADE = 10.0' + 4.07' + 1.07' / 2 = 10.4'

**BUILDING INFORMATION**

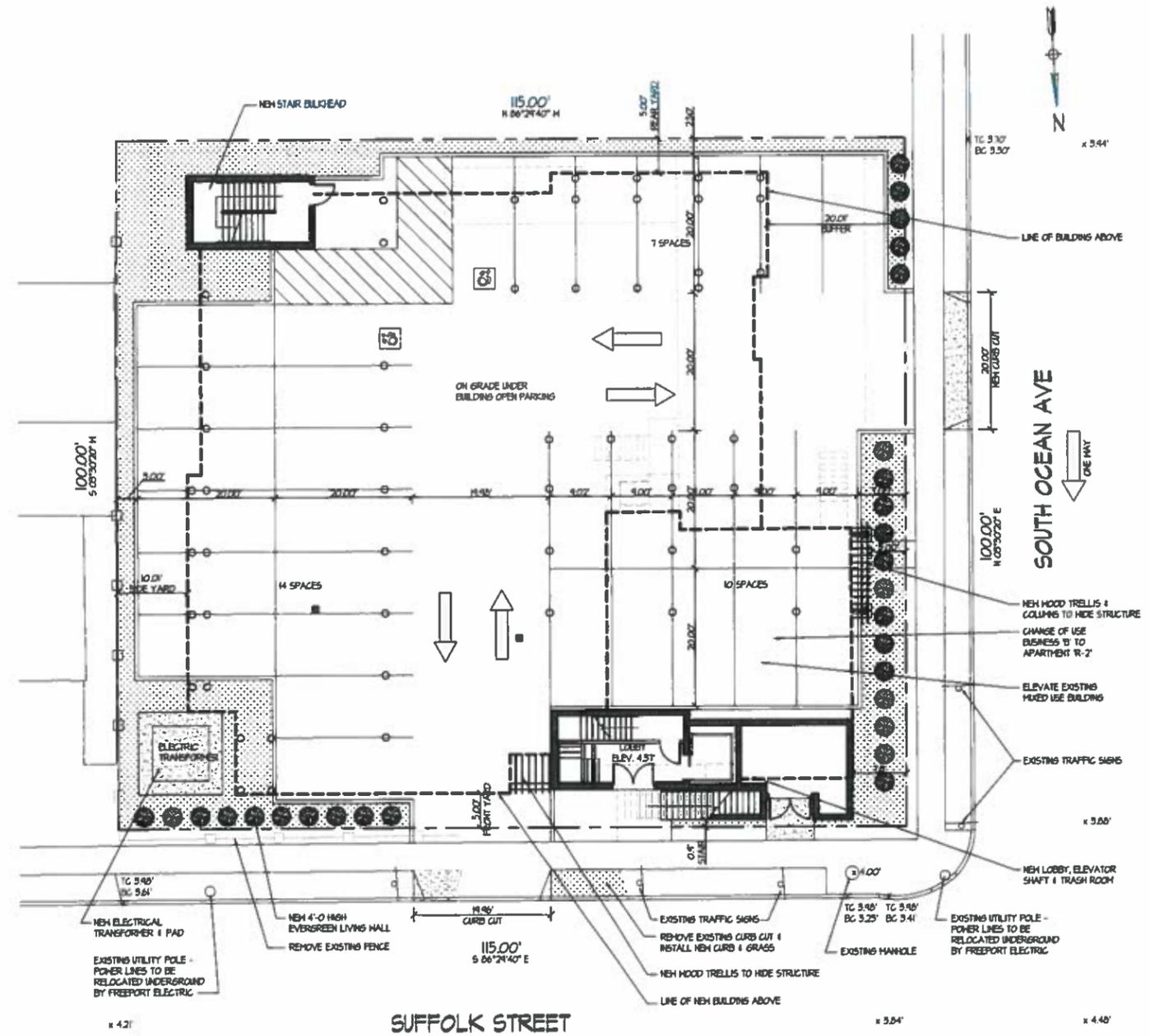
2020 BUILDING CODE OF NYC  
 NEW CONSTRUCTION  
 OCCUPANCY CLASS = R-2  
 CONSTRUCTION CLASS = 5A  
 ALLOWABLE STORY = 4 = 10'  
 ACTUAL STORY = 3 = 57'-1"  
 ALLOWABLE SF = 36,000  
 ACTUAL SF = 17,253.2  
 PER SECTION 910.4 STORY COUNTS AT SECOND FLOOR  
 TABLE 601 CONSTRUCTION CLASS = 5A  
 STRUCTURAL FRAME = 1 HOUR  
 BEARING WALL EXTERIOR = 1 HOUR  
 BEARING WALL INTERIOR = 1 HOUR  
 NON BEARING WALL = 0 HOUR  
 FLOOR CONSTRUCTION = 1 HOUR  
 ROOF CONSTRUCTION = 1 HOUR

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH:  
 2020 NEW YORK STATE BUILDING CODE  
 2020 NEW YORK STATE EXISTING BUILDING CODE  
 2020 NEW YORK STATE PLUMBING CODE  
 2020 NEW YORK STATE MECHANICAL CODE  
 2020 NEW YORK STATE FUEL GAS CODE  
 2020 NEW YORK STATE FIRE CODE  
 2020 NEW YORK STATE PROPERTY MAINTENANCE CODE  
 2020 NEW YORK STATE ENERGY CONSERVATION CODE  
 2011 AMI ANTI ICC ACCESSIBILITY

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER 4

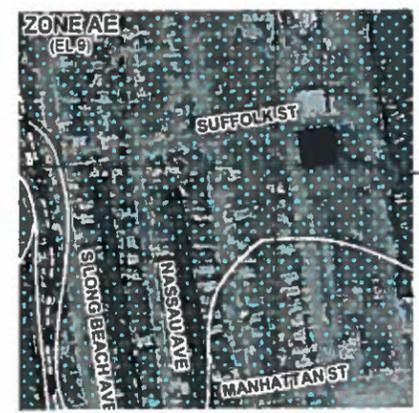


PROVIDE DECAL AND ATTACH TO STRUCTURE PER VILLAGE REQUIREMENTS



**PLOT PLAN**

SCALE: 1" = 10'-0"  
 ALL INFORMATION BASED UPON SURVEY PREPARED BY METES AND BOUNDS SURVEYING, DATED 6-4-2017. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK & VERIFY ALL LINES, BOUNDARIES, SETBACKS & ELEVATIONS & DIMENSIONS PRIOR TO EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.



**FIRM MAP**

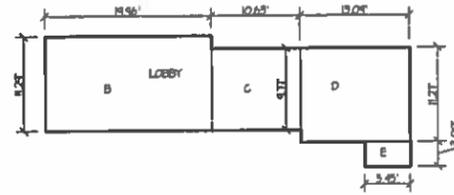
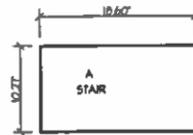
FIRM MAP # 3605AC02346  
 FEMA: AE-0 + 4' FREEBOARD

revision	date	description
1	9-15-24	ISSUED TO DOB FOR DENIAL
2	9-3-24	ISSUED TO DOB FOR DENIAL

**ADDITION & ALTERATION**  
 FOR  
**BGC PROPERTIES, INC.**  
 14 SUFFOLK AVE - FREEPORT, NY 11520

**BKH ARCHITECT P.C.**  
 783 PAT DRIVE - WEST ISLIP, NY 11745  
 631-241-7328 bkharchitect@gmail.com

drawn by: bkh  
 sheets in set: 9  
 checked by: bkh  
 date: 7-19-2023  
 file: A-1  
 date: 24-01



**AREA TAKE OFF**

SCALE: 1" = 10'-0"

- A = 10.27' X 10.67' = 109.02 SQ. FT.
- B = 11.27' X 19.96' = 223.35 SQ. FT.
- C = 10.65' X 4.77' = 50.56 SQ. FT.
- D = 10.27' X 11.27' = 115.72 SQ. FT.
- E = 5.0' X 5.45' = 27.25 SQ. FT.

LOWER LEVEL AREA = 664.1 SQ. FT.

- F = 10.27' X 1.71' = 17.46 SQ. FT.
- G = 16.9' X 14.83' = 250.63 SQ. FT.
- H = 34.44' X 12.26' = 422.23 SQ. FT.
- I = 31.66' X 15.15' = 479.02 SQ. FT.
- J = 80.99' X 12.06' = 976.74 SQ. FT.
- K = 81.99' X 24.6' = 2016.95 SQ. FT.
- L = 45.9' X 26.21' = 1203.15 SQ. FT.
- M = 34.35' X 2.0' = 68.7 SQ. FT.
- N = 12.0' X 40.0' = 480.0 SQ. FT.
- O = 6.42' X 6.34' = 40.7 SQ. FT.
- P = 11.42' X 21.51' = 245.66 SQ. FT.
- Q = 16.35' X 10.07' = 164.43 SQ. FT.
- R = 10.27' X 6.06' = 62.05 SQ. FT.
- S = 16.9' X 2.82' = 47.66 SQ. FT.

FIRST FLOOR AREA = 1581.72 SQ. FT.

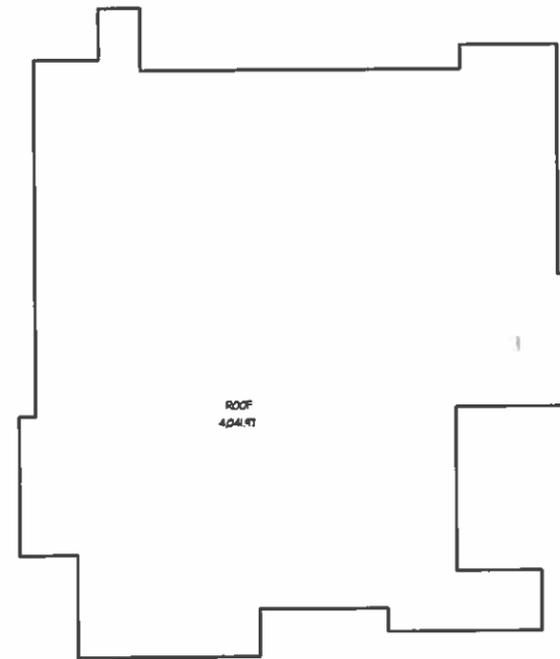
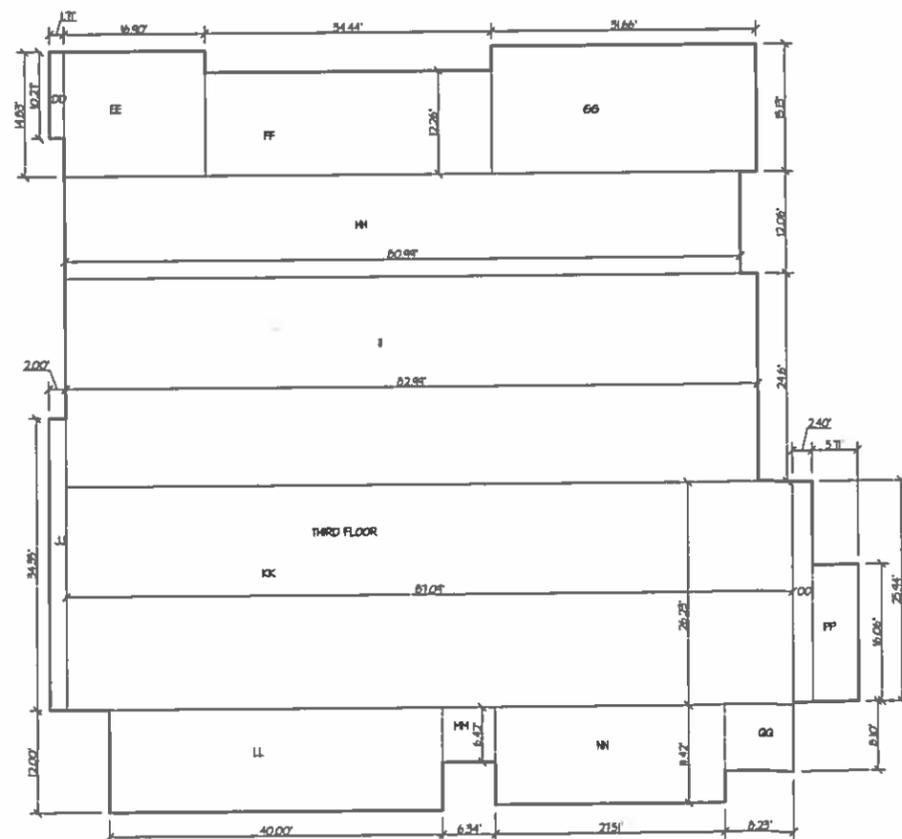
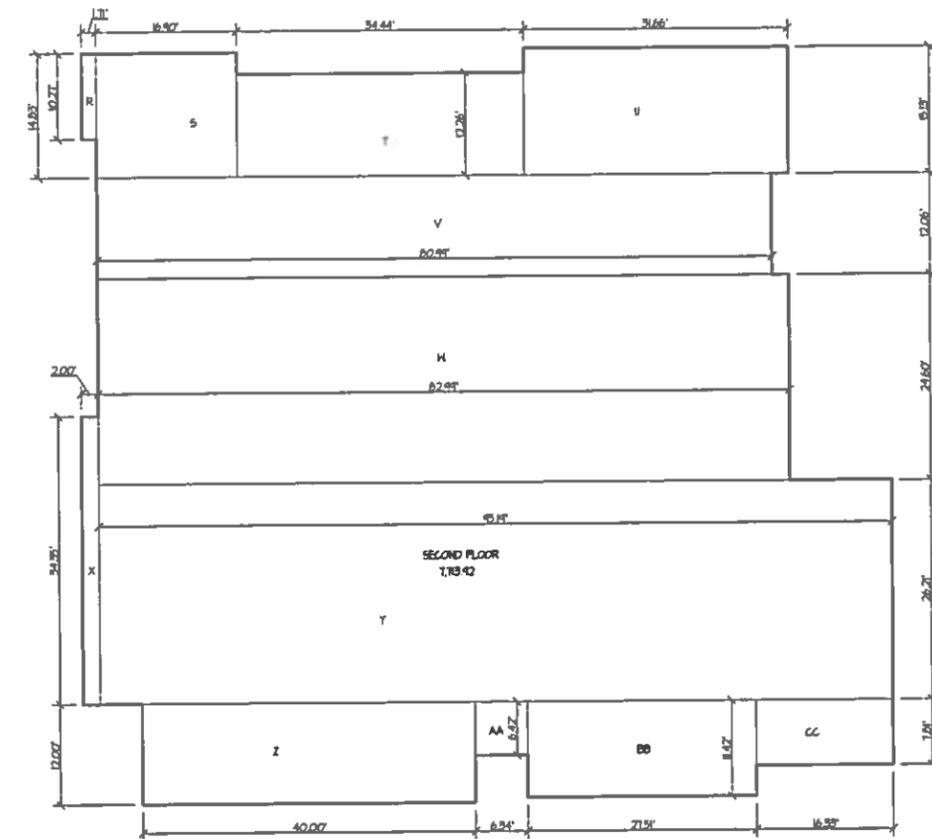
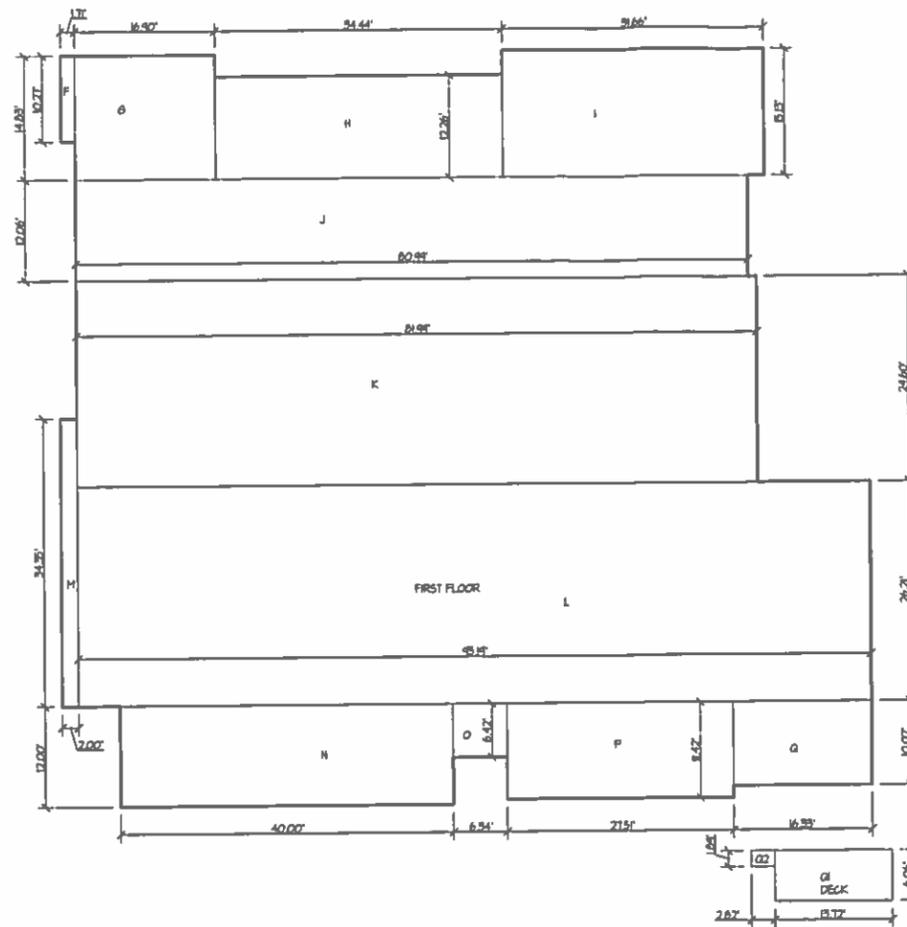
- T = 10.27' X 1.71' = 17.46 SQ. FT.
- U = 16.9' X 14.83' = 250.63 SQ. FT.
- V = 34.44' X 12.26' = 422.23 SQ. FT.
- W = 31.66' X 15.15' = 479.02 SQ. FT.
- X = 80.99' X 12.06' = 976.74 SQ. FT.
- Y = 81.99' X 24.6' = 2016.95 SQ. FT.
- Z = 34.35' X 2.0' = 68.7 SQ. FT.
- AA = 6.42' X 6.34' = 40.7 SQ. FT.
- BB = 11.42' X 21.51' = 245.66 SQ. FT.
- CC = 16.35' X 10.07' = 164.43 SQ. FT.

SECOND FLOOR AREA = 7281.36 SQ. FT.

- DD = 10.27' X 1.71' = 17.46 SQ. FT.
- EE = 16.9' X 14.83' = 250.63 SQ. FT.
- FF = 34.44' X 12.26' = 422.23 SQ. FT.
- GG = 31.66' X 15.15' = 479.02 SQ. FT.
- HH = 80.99' X 12.06' = 976.74 SQ. FT.
- II = 81.99' X 24.6' = 2016.95 SQ. FT.
- JJ = 34.35' X 2.0' = 68.7 SQ. FT.
- KK = 6.42' X 6.34' = 40.7 SQ. FT.
- LL = 11.42' X 21.51' = 245.66 SQ. FT.
- MM = 16.35' X 10.07' = 164.43 SQ. FT.
- NN = 2.4' X 25.44' = 60.86 SQ. FT.
- OO = 3.71' X 16.06' = 59.55 SQ. FT.
- PP = 8.25' X 8.1' = 66.86 SQ. FT.

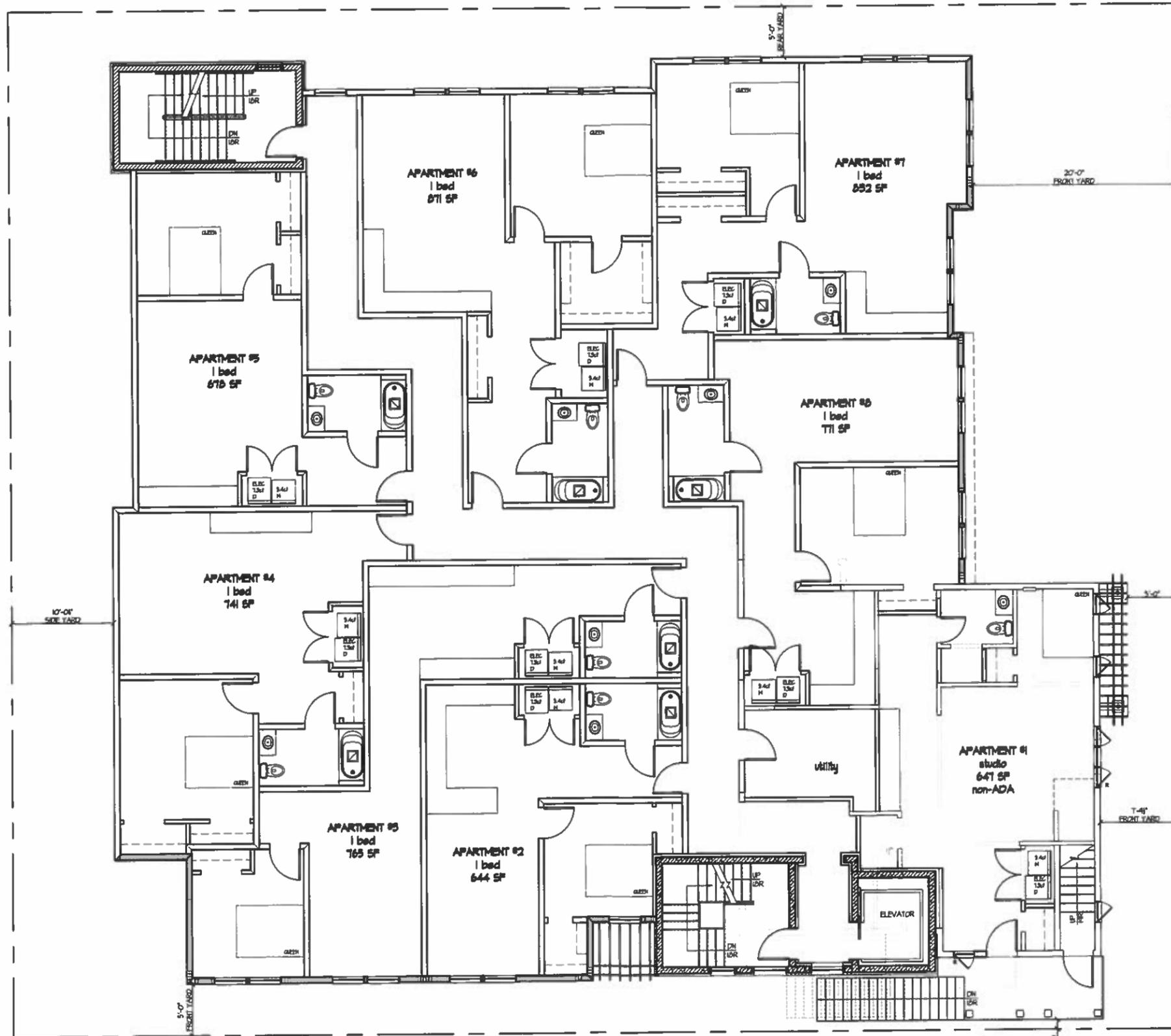
THIRD FLOOR AREA = 1163.88 SQ. FT.

TOTAL FLOOR AREA = 664.1 + 1581.72 + 7281.36 + 1163.88 = 10693.06 SQ. FT.



9-18-24	ISSUED TO DOB FOR DENIAL	
9-3-24	ISSUED TO DOB FOR DENIAL	
revision	date	description
<b>ADDITION &amp; ALTERATION</b>		
FOR		
<b>BGC PROPERTIES, INC.</b>		
14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH ARCHITECT</b> pllc		
183 pat drive - west islip, ny 11745		
631-241-1328 bkharchitect@gmail.com		
drawn by	bkh	sheets in set
checked by	bkh	9
date	7-19-2023	<b>A-2</b>
file	24-01	





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

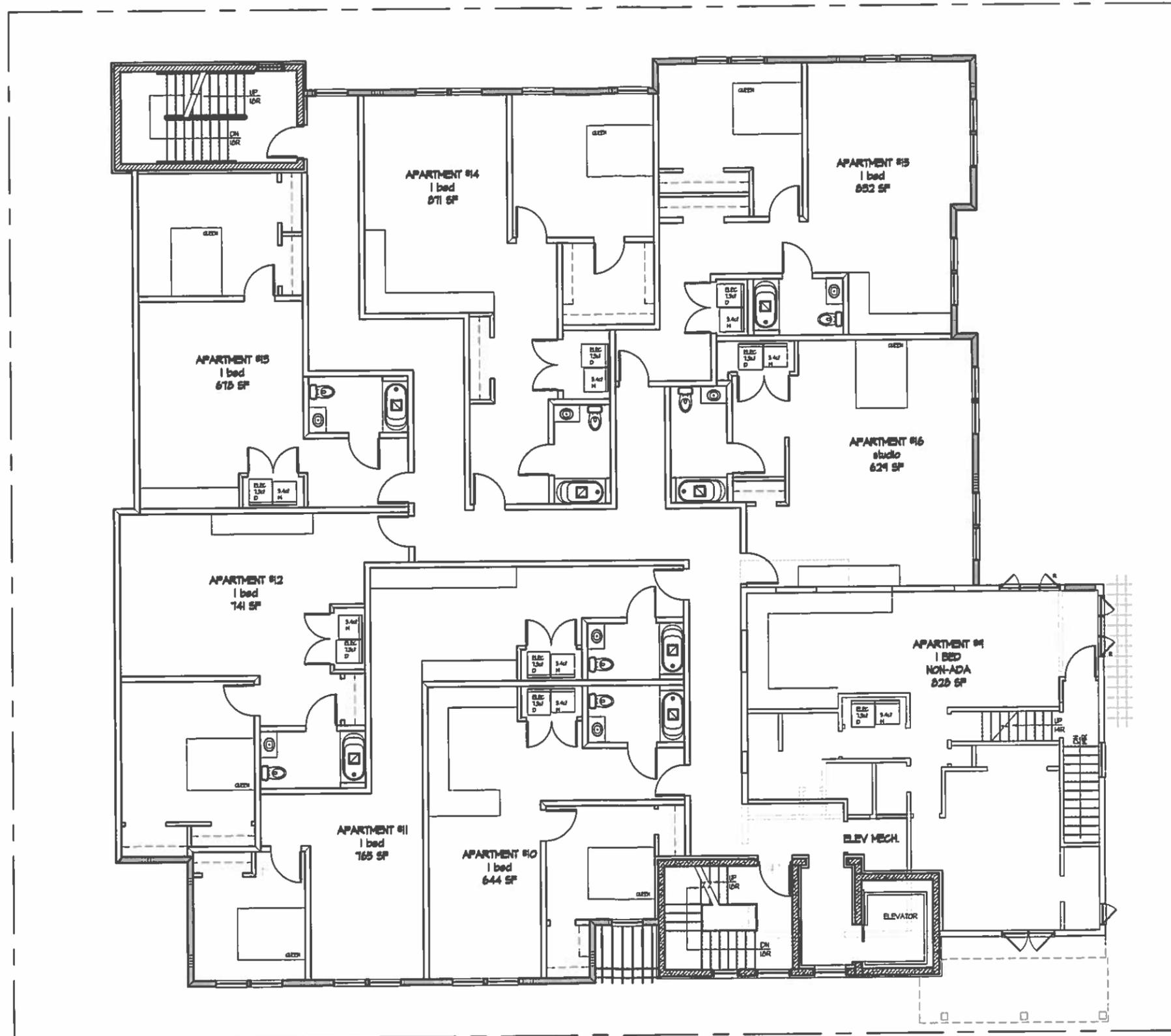
9-18-24	ISSUED TO DOB FOR DENIAL
9-3-24	ISSUED TO DOB FOR DENIAL
revision	date description

**ADDITION & ALTERATION**  
FOR  
**BGC PROPERTIES, INC.**  
14 SUFFOLK AVE - FREEPORT, NY 11520

**BKH ARCHITECT** pllc  
183 pat drive - west Islip, ny 11795  
631-241-1320 bkharchitect@gmail.com

drawn by bkh	sheets in set 9
checked by bkh	
date 1-19-2023	<b>A-4</b>
file 24-01	

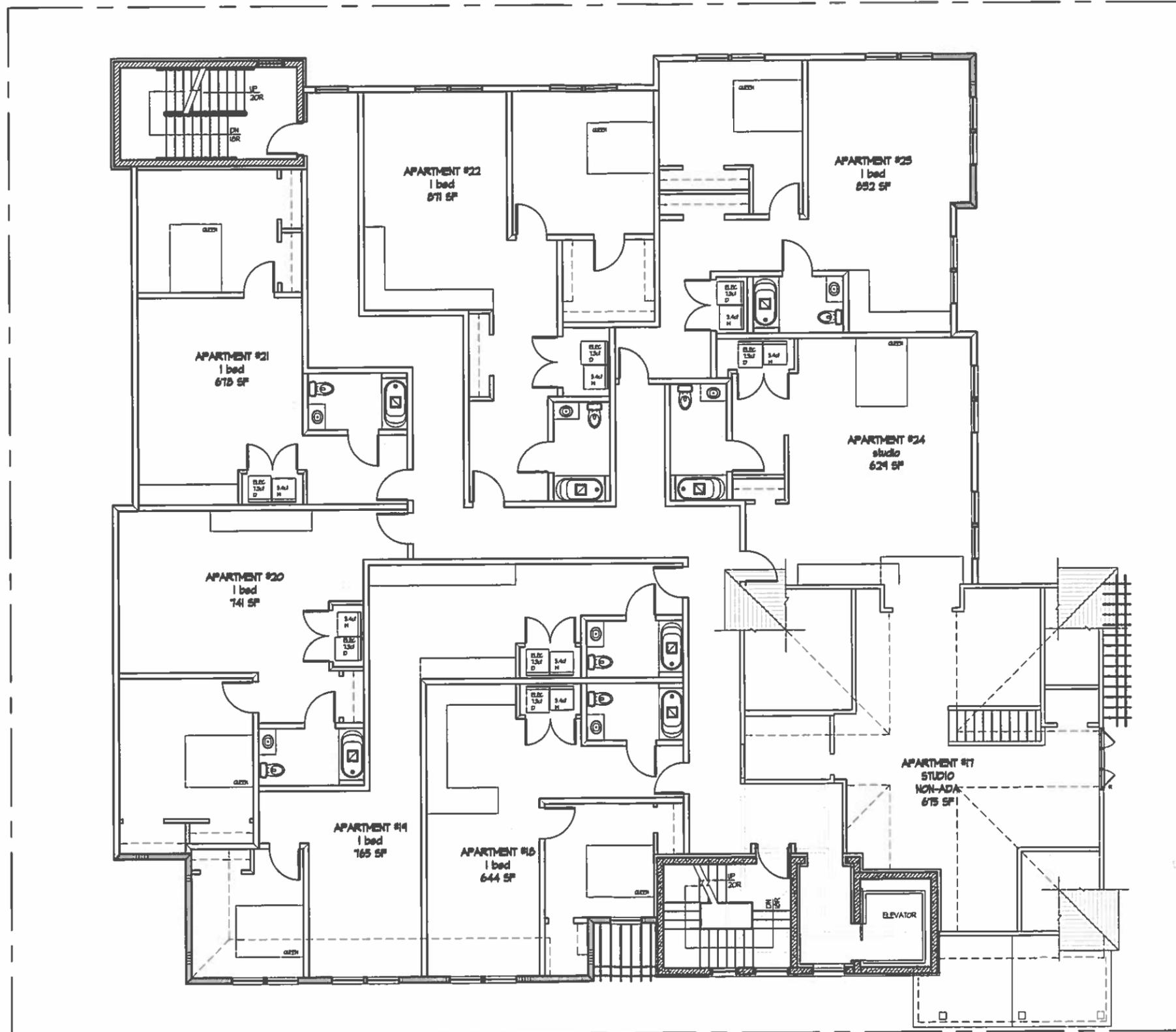




**SECOND FLOOR**  
SCALE: 3/8" = 1'-0"

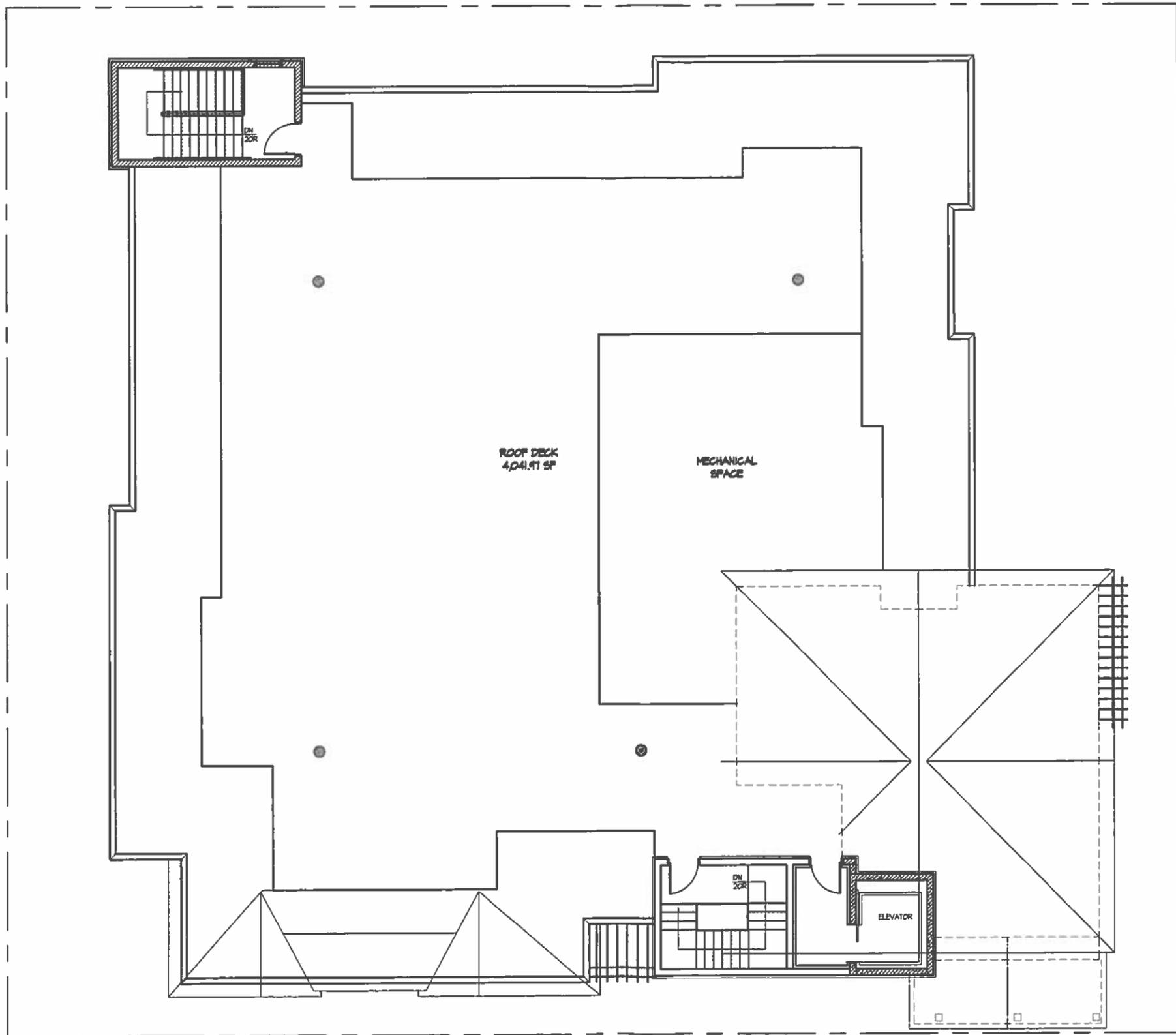
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9-3-24	ISSUED TO DOB FOR DENIAL
revision	description
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520	
<b>BKH ARCHITECT</b> pllc 103 pat drive - west Islip, ny 11795 631-241-1320 bkharchitect@gmail.com	
drawn by: bkh	sheet # in set: 9
checked by: bkh	<b>A-5</b>
date: 7-19-2023	
file: 24-01	





**THIRD FLOOR**  
SCALE: 3/16" = 1'-0"

revision	date	description
	9-10-24	ISSUED TO DOB FOR DENIAL
	9-3-24	ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT</b> <i>llc</i> 783 pat drive - west Islip, ny 11745 631-241-1328      bkharchitect@gmail.com		
	drawn by	sheet # of set
	checked by	9
	date	7-19-2023
	file	24-01
		A-6



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

revision	date	description
	9-18-24	ISSUED TO DOB FOR DENIAL
	9-3-24	ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH ARCHITECT</b> PLLC 183 pat drive - west Islip, ny 11795 631-241-7326      bkharchitect@gmail.com		
	drawn by: bkh checked by: bkh date: 7-19-2023 file: 24-01	sheets in set: 9 <b>A-7</b>



FRONT ELEVATION (NORTH)  
 SUFFOLK STREET  
 SCALE 1/4" = 1'-0"

revision	date	description
	4-15-24	ISSUED TO DOB FOR DENIAL
	4-3-24	ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT P.C.</b> 183 pat drive - west islip, ny 11745 631-241-7328      bkharchitect@gmail.com		
	drawn by	sheets in set
	checked by	9
	date	1-19-2023
	file	24-01
		A-8



FRONT ELEVATION (WEST)  
 SOUTH OCEAN AVE  
 SCALE: 1/4" = 1'-0"

revision:	date:	description:
	9-16-24	ISSUED TO DOB FOR DENIAL
	9-3-24	ISSUED TO DOB FOR DENIAL
ADDITION & ALTERATION FOR BGC PROPERTIES, INC. 19 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT P.L.L.C.</b> 783 pat drive - west hsp, ny 11745 631-241-1326 bkharchitect@gmail.com		
	drawn by	sheet# in set:
	checked by	9
	date:	A-9
	file:	24-01



**REAR ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"

revision	date	description
	9-16-24	ISSUED TO DOB FOR DENIAL
	9-3-24	ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT P.C.</b> 183 pat drive west lp, ny 1795 631-241-7325 bkharchitect@gmail.com		
	drawn by	sheets in set
	checked by	9
	date	<b>A-10</b>
	file	24-01



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

July 28, 2025

### UPDATED LETTER OF DENIAL

BGC Properties Inc.  
19 Suffolk Street  
Freeport, NY 11520

RE: **19 Suffolk St, Freeport, NY**

**Zoning District – Marine Commerce Sec. 62 Blk. 176, Lots 325,326,327,328,329.**

**Building Permit Application #20243928**

**Description: Construct 19,996.77 SF addition to existing building and change of use to Residence Apartment for 20-unit apartment building**

Dear Sir/Madam:

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

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

**Village Ordinance §210-238. Prohibited uses.**

**B.** Any use not specifically permitted shall be prohibited. Apartment houses are not a permitted use.

**Village Ordinance §210-239. Building height.**

No building or structure shall exceed 40 feet in height or have more than three stories, except that such height restrictions shall not apply to a flagpole, a water tank, an elevator or stair bulkhead, an antenna for radio or television purposes or a crane or derrick used for marine purposes. Height shall be measured from the average level of the street curb grade to the highest point of the building. According to the drawings submitted the high of the building is 40'-10" and 4 stories. You will be seeking a variance of 10" and a variance for the additional 1 story.

**Village Ordinance §210-48. Lot area; apartments.**

No apartment house shall be erected on a lot whose area is less than 15,000 square feet or which provides less than 990 square feet of lot area per apartment unit. According to the drawings submitted the lot area is 11,500 SF and only 11 apartments would be allowed. You will be seeking a variance of 3,500 SF and 9 apartments.

**Village Ordinance §210-49. Lot coverage.**

**B.** Apartments. An apartment house shall not occupy more than 40% of the area of the lot, including accessory buildings or structures. According to the drawings submitted 64.8% is going to be occupied when only 40% is permitted. You will be seeking a variance of 24.8%.

**C.** Open space. Open space, out-of-doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two square feet of residential floor area which excludes the basement or cellar. According to the drawings the required open space should be 9,998.39 SF and only 4,054.03 is provided.

**D.** Open recreation space. Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. This requirement is a part of the open space requirement. Open recreation space shall use a portion of the open space required by Subsection **C** above. According to the drawings submitted no open recreation space was provided and you will be seeking a variance of 3,339.46SF of open recreation space. As per 86-11 Open recreation must be at grade level.

**Village Ordinance §210-51. Required yards.**

**A.** Front yard depth: the average front yard depth of existing buildings on the same side of the street in the same block and within 200 feet of each side of the lot; if there are no existing buildings as aforesaid, the average front yard depth of existing buildings on the opposite side of the street in the same block and within 200 feet of the lines projected from each side of the lot; in no event, less than 25 feet; According to the drawings submitted the frontage is 5.8', 7.8' and 0.9"

**B.** Side yard width: 20 feet; According to the drawings submitted the side yard is 10'.

**C.** Rear yard depth: 20 feet: According to the drawings submitted the rear yard is 5'.

**Village Ordinance §210-52. Parking space for apartment building.**

Parking space shall be provided as set forth in § **210-172**.

As per 210-172 indicates that you will need 30 parking spaces but only 21 legal parking spaces were provided. You will be seeking a variance of 9 parking spaces.

**Village Ordinance §210-54. Front yards of apartment building.**

With the exception of the necessary driveways, walks and entrance areas, the front yard of any apartment house shall be fully graded, landscaped and continuously maintained in a neat and orderly fashion, and no portion of the said front yard shall be used for parking automobiles or other vehicles or storing articles of any kind. According to the drawings submitted the parking and trash room are in the front yard and secondary front yard.

**Village Ordinance §210-241. Plots abutting or directly across a street from single-family residence districts.**

For all nonresidential uses of plots that abut or are directly across a street from a Residence A District or a more highly restricted district, there shall be provided a buffer area of at least 20 feet in depth along the line where said nonresidential use abuts or is directly across a street from a Residence A or a more highly restricted district. Said buffer area shall not be used for buildings, loading, storage or other accessory uses, except that said buffer may be used for the storage of boats on grade only and off-street parking lots. Except when used for on-grade boat storage or parking, said buffer area shall be landscaped. In addition, an evergreen planting strip or suitably designed fence shall be provided along the property line abutting or directly across from the single-family residence district to further buffer the area from residential uses. According to the drawings no buffer zone is shown.

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

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

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

Very truly yours,

Sergio A. Maura  
Superintendent of Buildings  
Daniela Hernandez

SITE PLAN APPROVAL NEEDED: YES

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. 20243928

Location: 19 Suffolk Street

Applicant: BGC Properties INC

Description: Construct 19,996.77 SF addition to existing building and change of use to Residence Apartment for a 20-unit apartment building.

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: July 28, 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.



**STORY DIAGRAM**  
SCALE 1/8" = 1'-0"

**ZONING INFORMATION**

R SUFFOLK STREET - FREEPORT, NY 11520  
 SEC. 62 BLK. 176 LOT. 02532632130324 ZONE MARINE COMMERCE FEMA AE-B  
 LOT SIZE = 100.0' X 115.0' = 11,500.0 SQ. FT. = 0.264 ACRE  
 210-41B MAX LOT COVERAGE = 40 X 11,500.0 = 4,600.0 SQ. FT.  
 ACTUAL LOT COVERAGE = 7,445.91 > 4,600  
 210-41C OPEN SPACE = 14,916.71 / 2 = 7,458.36 SQ. FT.  
 ACTUAL O.S. = 4,054.03 < 7,458.36  
 210-41D REG. SPACE = 1/6 X 11,500.0 = 3,294.46 SQ. FT.  
 ACTUAL GROUND LEVEL R.S. = 0 < 3,294.46  
 ROOF TOP R.S. = 2,828.91 < 3,294.46  
 210-46 LOT AREA / DENSITY = 990 PER DU  
 = 11,500 / 990 = 11.72 DU  
 = 11,500 / 20 = 575.0 SQ. FT.  
 ACTUAL L.A. / DENSITY = 20 DU > 11 DU

SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
210-41B	LOT COVERAGE	40% = 4,600	21.78% ~ 3,185.54	64.88% ~ 7,445.91
210-41B	LOT AREA	11,500	11,500	NO CHANGE
210-50	MIN. F.A.	600 SF	814 SF	601 SF
210-41C	DENSITY	990 ~ 11 DU	3,750 ~ 2 DU	575.0 ~ 20 DU
210-41C	OPEN SPACE	13,215	0	4,054.03
210-41D	REG. SPACE	3,946.16	0	2,828.91 ROOF DECK
210-51A	FRONT YARD	25'	5.8' @ 1.0' @ 0.8'	5.0' @ 1.82' @ 0.8'
210-51B	SIDE YARD	20'	11.3'	10.0'
210-51C	REAR YARD	20'	1.4'	5.0'
210-241	BUFFER	20'	5.8'	20.0' @ 1.82'
210-47	HEIGHT	32' ~ 25 STY	38'-6" ~ 3 STY	40'-10" ~ 4 STY
210-12A2	PARKING	30 SPACES	14 SPACES	21 SPACES

**PARKING** 210-12A2A

**REQUIREMENTS**  
 BICYCLES ACCESSIBLE = 1 TO 25 = 1 SPACE REQ'D  
 ONE BEDROOM = 15 SPACES  
 TWO BEDROOM OR MORE = 2 SPACES  
 ACTUAL ONE BEDROOMS = 20  
 20 X 15 = 30 SPACES  
 PROVIDED = 21 SPACES TOTAL  
 ACCESSIBLE = 1 SPACES

**ESTABLISHED GRADE**

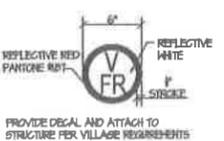
SUFFOLK STREET = 4.2' + 9.4' = 13.6'  
 SOUTH OCEAN AVE = 3.94' + 3.60' = 7.54'  
 INTERSECTING CROWN = -4.48'  
 AVE. STREET CROWN = 20.25' / 5 = 4.05'  
 FLOOD ZONE = ELEV. 10.0'  
 ADJUSTED GRADE = 10.0' + 4.05' = 14.05' / 2 = 17.05'

**BUILDING INFORMATION**

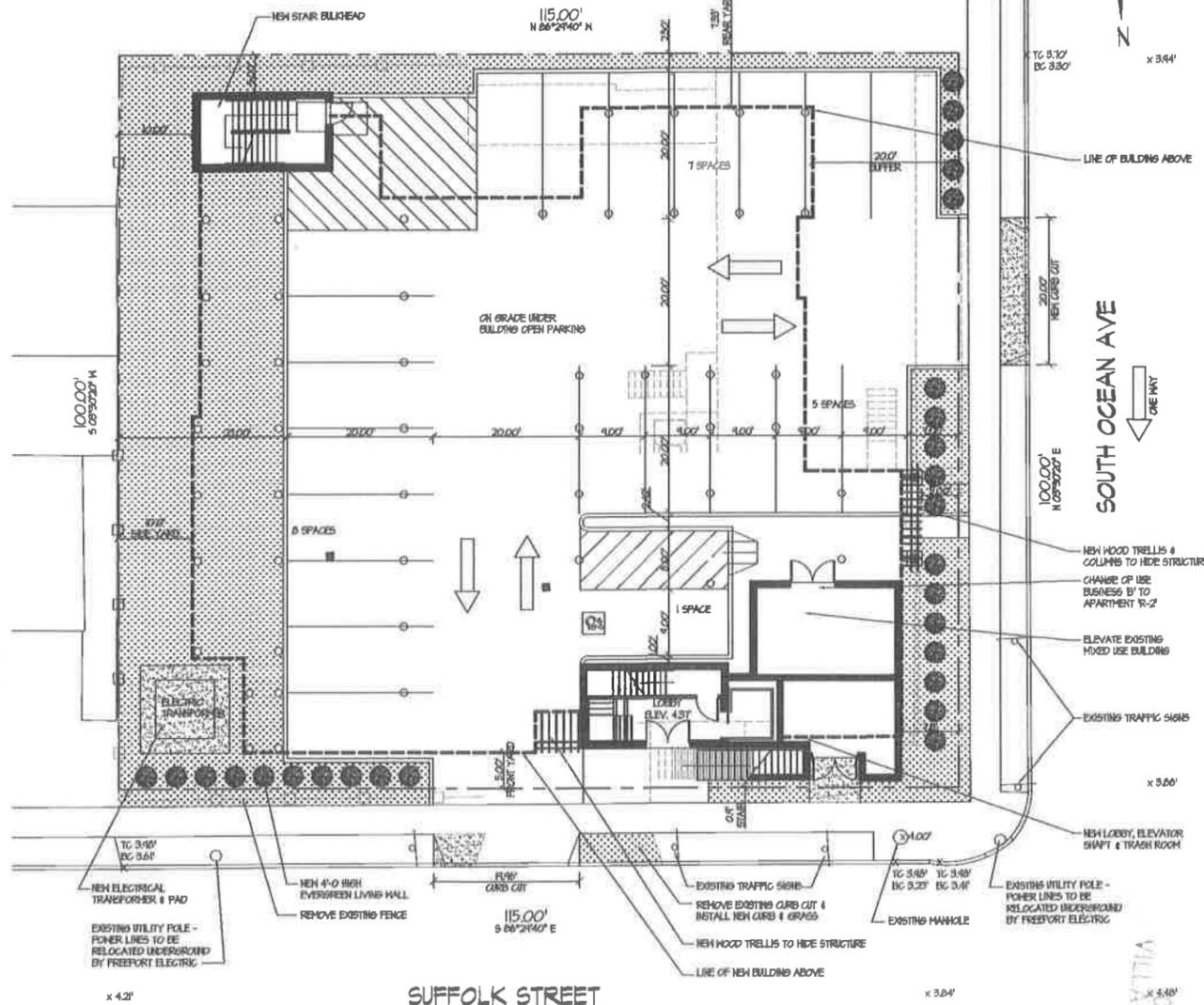
2020 BUILDING CODE OF NYS  
 NEW CONSTRUCTION  
 OCCUPANCY CLASS = R-2  
 CONSTRUCTION CLASS = 5A  
 = ALLOWABLE STORY = 4 ~ 10' 4"  
 = ACTUAL STORY = 3 ~ 31'-7"  
 = ALLOWABLE SF = 36,000  
 = ACTUAL SF = 7,445.91  
 PER SECTION 510.4 STORY COUNTS AT SECOND FLOOR  
 TABLE 601 CONSTRUCTION CLASS = 5A  
 STRUCTURAL FRAME = 1 HOUR  
 BEARING WALL EXTERIOR = 1 HOUR  
 BEARING WALL INTERIOR = 1 HOUR  
 NON-BEARING WALL = 0 HOUR  
 FLOOR CONSTRUCTION = 1 HOUR  
 ROOF CONSTRUCTION = 1 HOUR

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH  
 2020 NEW YORK STATE BUILDING CODE  
 2020 NEW YORK STATE EXISTING BUILDING CODE  
 2020 NEW YORK STATE PLUMBING CODE  
 2020 NEW YORK STATE MECHANICAL CODE  
 2020 NEW YORK STATE FUEL GAS CODE  
 2020 NEW YORK STATE FIRE CODE  
 2020 NEW YORK STATE PROPERTY MAINTENANCE CODE  
 2020 NEW YORK STATE ENERGY CONSERVATION CODE  
 2011 AIA ADA ACCESSIBILITY

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER 4.



PROVIDE DECAL AND ATTACH TO STRUCTURE PER VILLAGE REQUIREMENTS



**PLOT PLAN**

SCALE P = 1/4" = 1'-0"  
 ALL INFORMATION BASED UPON SURVEY PREPARED BY METES AND BOUNDS SURVEYING, DATED 6-4-2017. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK & VERIFY ALL LINES, BOUNDARIES, SETBACKS & ELEVATIONS & DIMENSIONS PRIOR TO EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.



**FIRM MAP**

FIRM MAP # 3605402849  
 FEMA AE-B + 4' FREEBOARD

6-10-25 REVISE PER ZBA COMMENTS  
 4-18-24 ISSUED TO DOB FOR DENIAL  
 4-3-24 ISSUED TO DOB FOR DENIAL

revision	date	description

**ADDITION & ALTERATION**  
 FOR  
**BGC PROPERTIES, INC.**  
 14 SUFFOLK AVE - FREEPORT, NY 11520

**BKH**  
 ARCHITECT P.C.  
 783 pat drive - west hemp, ny 11745  
 631-241-7328 bkharchitect@gmail.com

drawn by: bkh  
 checked by: bkh  
 date: 7-14-2023  
 file: 24-01

books in set: 9  
**A-1**

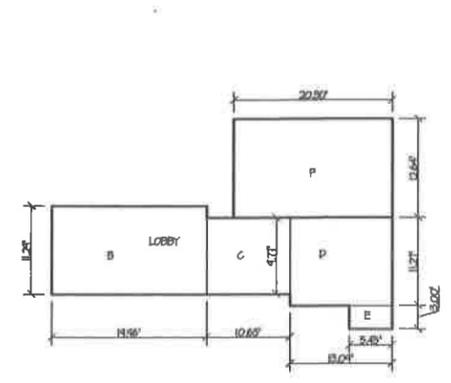
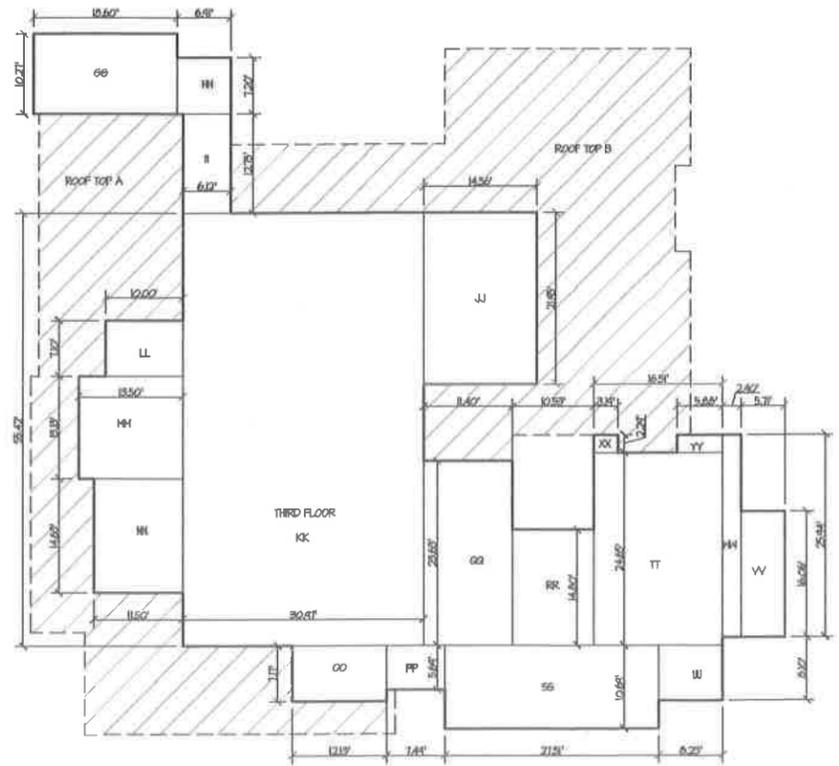
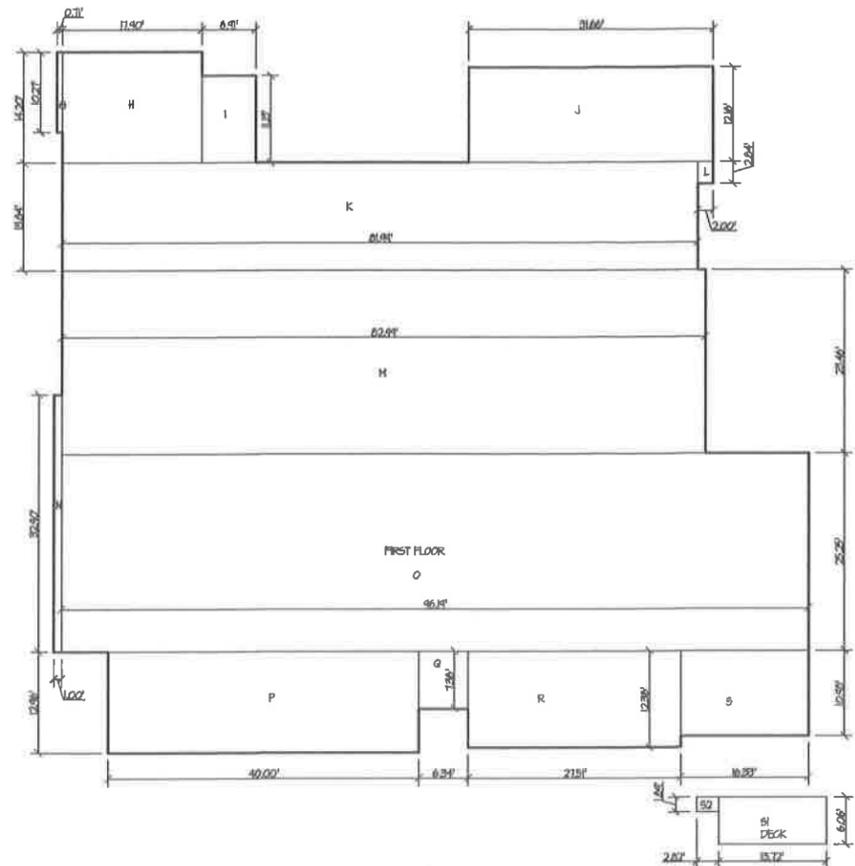
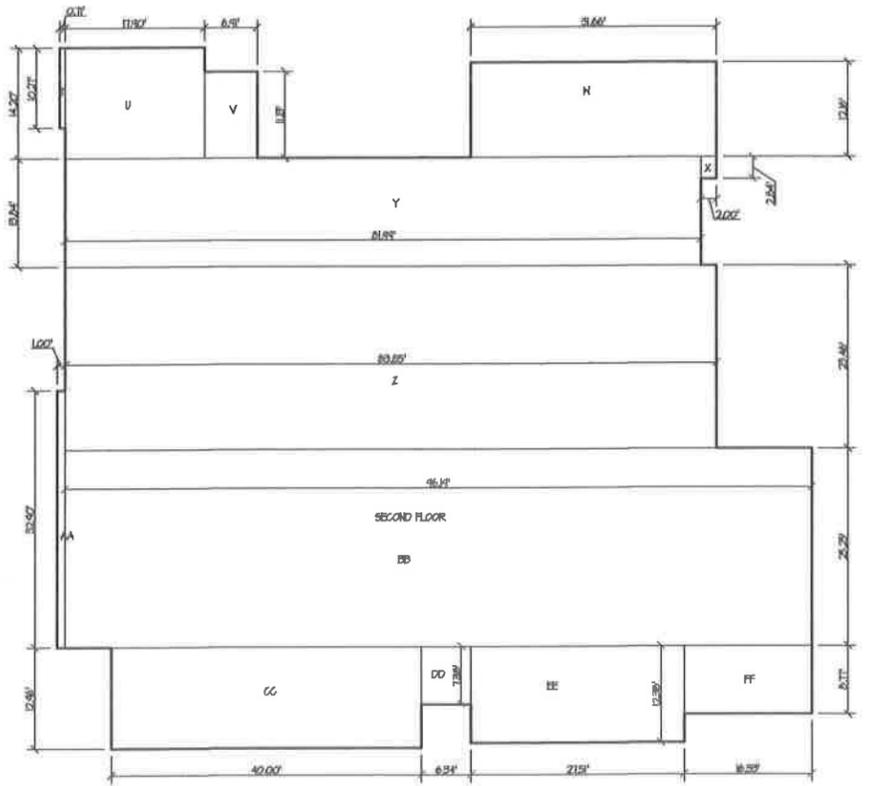
VILLAGE OF FREEPORT, N.Y.  
 ZBA OFFICE  
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RECEIVED

2025 JUN 11 A 10:20

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

revision	date	description
	6-10-25	REVISE PER ZBA COMMENTS
	4-10-24	ISSUED TO DOB FOR DENIAL
	4-3-24	ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b>		
FOR <b>BGC PROPERTIES, INC.</b> 11 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH ARCHITECT</b>		
783 post drive - west halsp, ny 11745 691-241-7328 bkharchitect@gmail.com		
drawn by bkh	checked by bkh	sheet # of # 9
date 1-11-2023	<b>A-2</b>	
file 24-01		



**AREA TAKE OFF**

SCALE: 1" = 10'-0"

- A = 10.27' X 10.61' = 109.22 SQ. FT.
- B = 11.24' X 14.96' = 168.10 SQ. FT.
- C = 10.69' X 4.77' = 50.63 SQ. FT.
- D = 15.09' X 11.27' = 170.12 SQ. FT.
- E = 5.07' X 5.49' = 27.84 SQ. FT.
- F = 12.64' X 20.23' = 255.84 SQ. FT.

- LOWER LEVEL AREA = 440.64 SQ. FT.
- G = 10.27' X 0.71' = 7.29 SQ. FT.
  - H = 11.4' X 14.2' = 161.88 SQ. FT.
  - I = 6.91' X 11.83' = 81.81 SQ. FT.
  - J = 31.66' X 12.81' = 405.69 SQ. FT.
  - K = 21.94' X 13.84' = 303.44 SQ. FT.
  - L = 2.07' X 2.84' = 5.88 SQ. FT.
  - M = 22.44' X 23.46' = 526.45 SQ. FT.
  - N = 1.07' X 32.4' = 34.66 SQ. FT.
  - O = 46.44' X 25.28' = 1174.80 SQ. FT.
  - P = 40.07' X 12.98' = 520.4 SQ. FT.
  - Q = 13.07' X 6.34' = 83.05 SQ. FT.
  - R = 21.13' X 12.36' = 261.05 SQ. FT.
  - S = 15.33' X 10.86' = 166.45 SQ. FT.
  - T = 13.72' X 8.04' = 110.31 SQ. FT.
  - U = 1.04' X 2.82' = 2.93 SQ. FT.

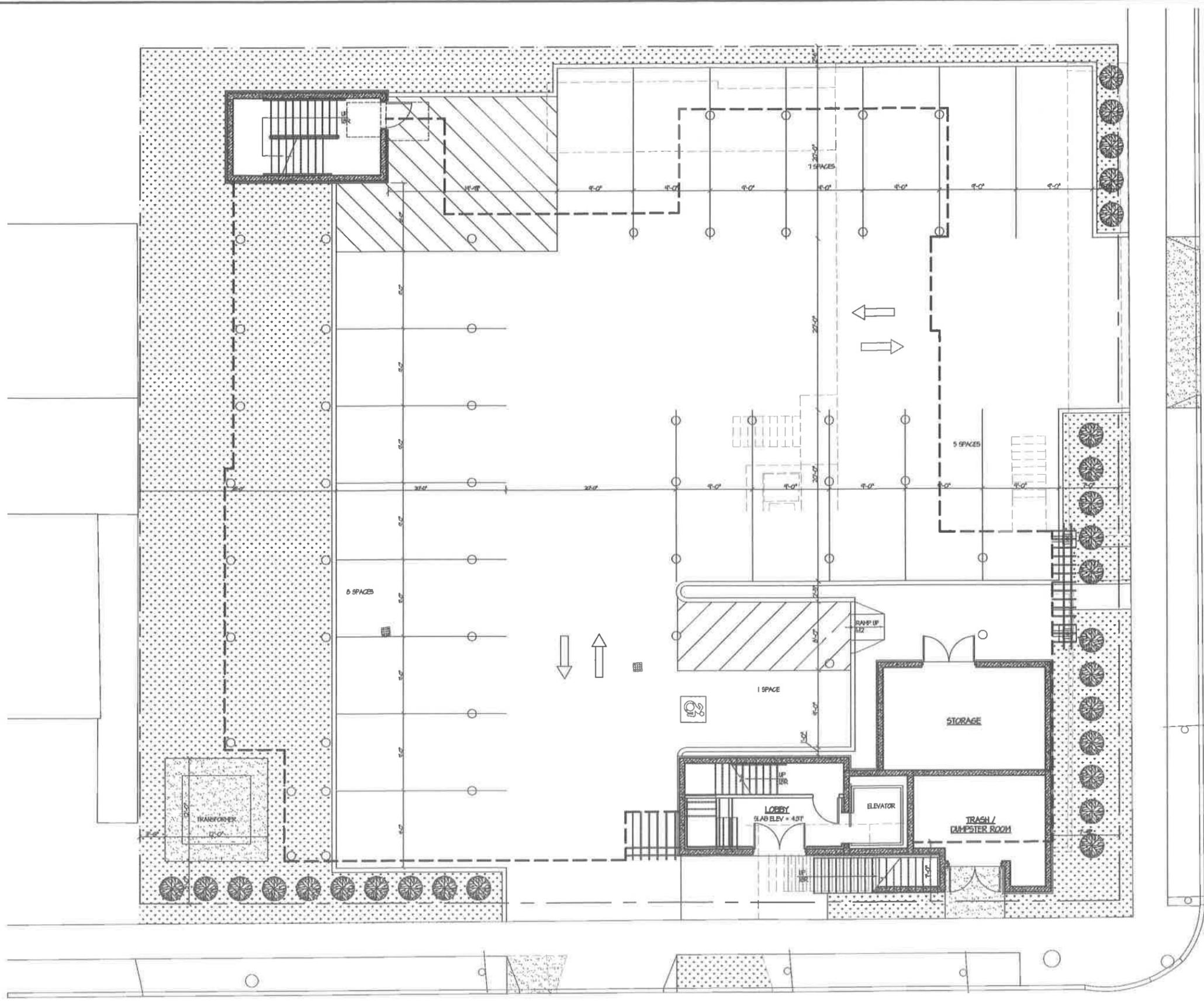
- FIRST FLOOR AREA = 7,445.91 SQ. FT.
- T = 10.27' X 0.71' = 7.29 SQ. FT.
  - U = 11.4' X 14.2' = 161.88 SQ. FT.
  - V = 6.91' X 11.83' = 81.81 SQ. FT.
  - W = 31.66' X 12.81' = 405.69 SQ. FT.
  - X = 2.07' X 2.84' = 5.88 SQ. FT.
  - Y = 21.94' X 13.84' = 303.44 SQ. FT.
  - Z = 22.44' X 23.46' = 526.45 SQ. FT.
  - AA = 1.07' X 32.4' = 34.66 SQ. FT.
  - BB = 46.44' X 25.28' = 1174.80 SQ. FT.
  - CC = 40.07' X 12.98' = 520.4 SQ. FT.
  - DD = 13.07' X 6.34' = 83.05 SQ. FT.
  - EE = 21.13' X 12.36' = 261.05 SQ. FT.
  - FF = 15.33' X 10.86' = 166.45 SQ. FT.

- SECOND FLOOR AREA = 7,343.50 SQ. FT.
- GG = 10.61' X 10.27' = 109.22 SQ. FT.
  - HH = 6.91' X 11.83' = 81.81 SQ. FT.
  - II = 12.79' X 6.12' = 78.29 SQ. FT.
  - JJ = 14.56' X 21.83' = 317.79 SQ. FT.
  - KK = 30.91' X 35.42' = 1095.30 SQ. FT.
  - LL = 10.07' X 11' = 110.77 SQ. FT.
  - MM = 13.57' X 13.13' = 178.12 SQ. FT.
  - NN = 13.57' X 14.63' = 198.52 SQ. FT.
  - OO = 11.17' X 12.13' = 135.51 SQ. FT.
  - PP = 5.91' X 7.44' = 43.87 SQ. FT.
  - QQ = 25.63' X 11.4' = 292.20 SQ. FT.
  - RR = 10.23' X 14.8' = 151.44 SQ. FT.
  - SS = 10.84' X 21.13' = 229.10 SQ. FT.
  - TT = 24.63' X 16.51' = 406.71 SQ. FT.
  - UU = 6.33' X 8.1' = 51.27 SQ. FT.
  - VV = 16.04' X 5.71' = 91.78 SQ. FT.
  - WW = 2.4' X 25.84' = 61.42 SQ. FT.
  - XX = 3.47' X 2.24' = 7.77 SQ. FT.
  - YY = 5.83' X 2.24' = 13.04 SQ. FT.

- ROOF TOP A = 1,250.85 SQ. FT.  
ROOF TOP B = 1,940.01 SQ. FT.

- THIRD FLOOR AREA = 4,266.55 SQ. FT.  
3rd FLOOR ROOF = 2,806.4 SQ. FT.  
TOTAL THIRD FLOOR = 7,072.95 SQ. FT.

TOTAL FLOOR AREA = 940.64 + 7445.91 + 7343.50 + 4386.53 = 14916.58 SQ. FT.

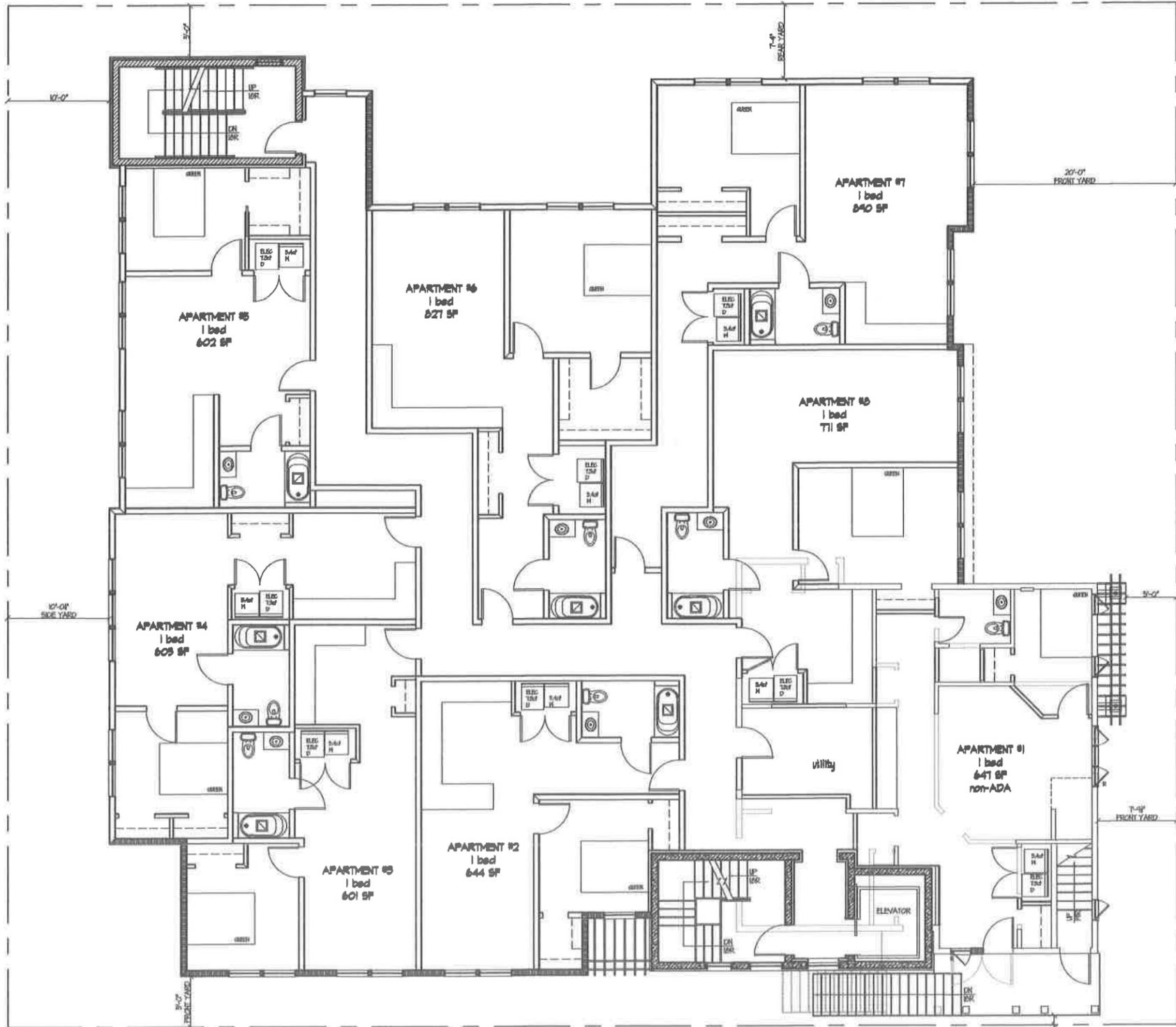


LOWER LEVEL  
SCALE 3/16" = 1'-0"

2025 JUN 11 A 10:20  
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 CLERK'S OFFICE  
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revision	date	description
6-10-25	9-18-24	REVISE PER ZBA COMMENTS
	9-3-24	ISSUED TO DOB FOR DENIAL
		ISSUED TO DOB FOR DENIAL
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 14 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> ARCHITECT P.L.L.C. 783 PAT DRIVE - WEST HAVEN, CT 06495 691-241-7328 bkharchitect@gmail.com		
	drawn by bkh checked by bkh date 7-19-2025 file 24-01	sheets in set 9 <b>A-3</b>



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

RECEIVED  
2025 JUN 11 A 10:20  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

6-10-25	REVISE PER ZBA COMMENTS	
4-18-24	ISSUED TO DOB FOR DENIAL	
9-3-24	ISSUED TO DOB FOR DENIAL	
revision	date	description
<b>ADDITION &amp; ALTERATION</b> FOR <b>BGC PROPERTIES, INC.</b> 13 SUFFOLK AVE - FREEPORT, NY 11520		
<b>BKH</b> ARCHITECT P.C. 783 post drive - west Islip, ny 11795 631-241-7328      bkharchitect@gmail.com		
drawn by bkh	sheets in set 9	A-4
checked by bkh		
date 7-14-2023		
file 24-01		



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**INC. VILLAGE OF FREEPORT**

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

2024 OCT 18 P 3:16

CITY CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**October 18, 2024**  
**LETTER OF DENIAL**

BGC Properties INC  
19 Suffolk Street  
Freeport, NY 11520

RE: **19 Suffolk Street, Freeport, NY**  
**Zoning District – Marine Commerce Sec. 62 Blk. 176 Lots 325,326,327,328,329.**  
**Building Permit Application #20243928**  
**Description – Construct addition to existing building and change use to residence apartment for 24 unit 4-story apartment building 22,511.06 SF**

Dear Sir/Madam:

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

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

**Village Ordinance §210-238. Prohibited uses.**

**B.** Any use not specifically permitted shall be prohibited. Apartment houses are not a specificity use.

**Village Ordinance §210-47. Building height.**

**A.** Generally. No apartment houses shall not exceed 32 feet in height nor have more than 2 1/2 stories, including the basement. According to the drawings submitted the high of the building is 42'-8" and 4 stories. You will be seeking a variance of 7'-8" and a variance for the additional 1.5 stories.

**Village Ordinance §210-48. Lot area; apartments.**

No apartment house shall be erected on a lot whose area is less than 15,000 square feet or which provides less than 990 square feet of lot area per apartment unit. According to the drawings submitted the lot area is 11,500 SF and only 11 apartments would be allowed. You will be seeking a variance of 3,500 SF and 13 apartments.

**Village Ordinance §210-49. Lot coverage.**

**B.** Apartments. An apartment house shall not occupy more than 40% of the area of the lot, including accessory buildings or structures. According to the drawings submitted 62.3% is going to be occupied when only 40% is permitted. You will be seeking a variance of 22.3%

**C.** Open space. Open space, out-of-doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two square feet of residential floor area which excludes the basement or cellar. According to the drawings the required open space should be 11,255.53 SF and only 4,118.28 is provided.

**D. Open recreation space.** Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. This requirement is a part of the open space requirement. Open recreation space shall use a portion of the open space required by Subsection C above. According to the drawings submitted no open space was provided and you will be seeking a variance of 3,846.18 SF of open space. As per 86-11 Open recreation must be at grade level.

**Village Ordinance §210-51. Required yards.**

**A. Front yard depth:** the average front yard depth of existing buildings on the same side of the street in the same block and within 200 feet of each side of the lot; if there are no existing buildings as aforesaid, the average front yard depth of existing buildings on the opposite side of the street in the same block and within 200 feet of the lines projected from each side of the lot; in no event, less than 25 feet; According to the drawings submitted the frontage is 5.8', 7.8' and 0.9"

**B. Side yard width:** 20 feet; According to the drawings submitted the side yard is 10'.

**C. Rear yard depth:** 20 feet: According to the drawings submitted the rear yard is 5'.

**Village Ordinance §210- 52. Parking space for apartment building.**

Parking space shall be provided as set forth in § 210-172.

As per 210-172 indicates that you will need 36 parking spaces but only 20 legal parking spaces were provided. You will be seeking a variance of 16 parking spaces.

**Village Ordinance §210- 54. Front yards of apartment building.**

With the exception of the necessary driveways, walks and entrance areas, the front yard of any apartment house shall be fully graded, landscaped and continuously maintained in a neat and orderly fashion, and no portion of the said front yard shall be used for parking automobiles or other vehicles or storing articles of any kind. According to the drawings submitted the parking and trash room are in the front yard and secondary front yard.

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

**ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
Daniela Hernandez  
SITE PLAN APPROVAL NEEDED: YES

REC'D  
2024 OCT 18 PM 3:17  
VILLAGE CLERK'S OFFICE

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20243928

Location: 19 Suffolk Street

Applicant: BGC Properties INC

Description: Construct addition to existing building and change use to residence apartment for 24 unit 4-story apartment building 22,511.06 SF

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

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

**REASON(S) FOR DETERMINATION**

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

A)

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

Dated: October 18, 2024

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

2024 OCT 18 PM 3:17  
VILLAGE OF FREEPORT  
DEPARTMENT OF BUILDINGS  
RECEIVED

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