



SEC. 55 BLK. 366 LOT. 70

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 Janna Rodriguez, owner, 206 Church Street Freeport NY 11520

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

206 Church street Freeport NY 11520

Strike out inapplicable phrase

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

206 Church Street Freeport NY

Land Map of Nassau County

Sec. 55 Blk. 366 Lot(s) 70

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

and that the interest which the applicant has in the property concerned is that of owner
proposed 1 story front addition 118 SF, 2 1/2 story rear addition 5536 SF, new 455 SF Front steps and Platform roof, new 30x25 Garage ect

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

7 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: A two and a half story frame residence, with existing driveway and detached garage, 2 new cellar entrances and replace existing driveway w/ 3143 SF circular driveway and paved 2393 SF Area on side of house

Obtain reason for denial from Department of Buildings.

4. That on or about the 29 day of August, 2025, the Department of Buildings denied said

application; upon information and belief that the reason for said denial was as follows: Village ordinance 210-6A, 210-21, 210-41 as the following reasons for denial

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:

The property is currently improved with a two and a half story frame residence, basement entrance, existing driveway and detached garage at rear

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

6. That said premises are now being used as follows: the proposed improvement consists of

an extension to the existing two-family dwelling including a rear addition to serve as an owner-occupied private residence, connected by a two story indoor gym structure and a new detached two car garage at rear. Roofing, siding, windows

Describe fully and clearly the use desired.

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

The applicant seeks authority to extend the existing legal 2 family home by adding a rear residential extension connected by two story gym. The premises will continue to be used as an owner occupied two family residence, w/ licensed childcare facilities operating on site

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by

virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Village Ordinance 210-6A - Conformity Required
Village Ordinance 210-21 - Permissible extensions of use (nonconforming use)
Village Ordinance 210-41 - Lot Coverage / Floor Area Ratio

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: The applicant is the owner occupant of the premises and intends to maintain the property as a legal two family residence with an extension and improvements that are consistent with the character of the neighborhood. The project will also support the community by providing expanded licensed childcare services creating local jobs and offering high quality care to Freeport families. We will be fully compliant w/ building, safety and fire codes

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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: the lot is undersized in width (48 vs 50 ft required) creating a technical nonconformity under the current zoning code. Strict enforcement would cause unnecessary hardship by preventing reasonable improvement and modernization of property.

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

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

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

Dated: September 5, 2025.

[Signature]
BY: _____
ITS: _____

State of New York)
County of Nassau) ss:

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

Sworn to before me this 5th day
of September, 2025

Notary Public Amarilis Ledesma

[Signature]
Signature of Applicant

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 18, 2026

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**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 5, 2025
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

LETTER OF DENIAL

September 9, 2025

Janna Rodriguez
206 Church St
Freeport, NY 11520

RE: 206 Church Street, Freeport, NY

Zoning District: Residence A Sec. 55 Blk. 366 Lot 70

Building Permit Application #25-12

Description: Proposed 1 story front addition 118 SF, 2 1/2 story rear addition 5,536 SF, new 45 SF front steps & platform with roof, new 20' x 25' garage, 20' x 10' shed, 2 new cellar entrances and replace existing driveway with 3,143 SF circular driveway and paved 2,393 SF area on the side of the house.

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 §210-21. Permissible extensions of use.

A. A nonconforming use and, except as provided in Subsection **B**, a nonconforming building shall not be extended, but the extension of such a use to any portion of a nonconforming building which existed prior to the effective date hereof shall not be deemed an extension of such nonconforming use. No nonconforming use, however, shall be extended to displace a conforming use. You are looking to add 5,654 SF to a non-conforming two family.

Village Ordinance §210-41. Lot coverage; floor area ratio.

The principal building on any lot shall not cover more than 30% of the lot area, and no more than an additional 10% of the total area of the lot may be used for the erection of an accessory building(s) and/or detached garage with the aggregate maximum lot coverage of said accessory building(s) and/or detached garage to be limited to a maximum of 500 square feet, and no more than an additional 5% of the total area of the lot may be used for the erection of an unenclosed porch with the aggregate maximum lot coverage of said porch to be limited to a maximum of 250 square feet. The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. According to the drawings the proposed total combined SF of the garage and shed is 700 SF, where only 500 SF is permitted.

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras

Superintendent of Buildings

Daniela Hernandez, Plans Examiner

cc: Village Clerk

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. #25-12

Location: 206 Church Street

Applicant: Janna Rodriguez

Description: Proposed 1 story front addition 118 SF, 2 1/2 story rear addition 5,536 SF, new 45 SF front steps & platform with roof, new 20' x 25' garage, 20' x 10' shed, 2 new cellar entrances and replace existing driveway with 3,143 SF circular driveway and paved 2,393 SF area on the side of the house

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: September 9, 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.



BP-25-12
Building Permit
Application
Status: Active
Submitted On: 7/7/2025

Primary Location
208 CHURCH ST
Freeport, NEW YORK 11520

Owner
Janna Rodriguez
church st 208 FREEPORT, NY
11520

Applicant
Katherine Serrano Sosa
516-640-6498
katherine@rootedarchitecturestudio.com
38 Glen Cove Rd
2nd Fl
Greenvale, NY 11542

Instructions

I hereby certify that I have read and accept the above conditions*



Applicant Information

Applicant is*
Architect

Applicant Contact Number*
5166406498

Phone Number*
5166406498

Applicant Email Address
KATHERINE@ROOTEDARCHITECTURESTUDIO.COM

Mailing Address*

City*

State*

Zip Code*

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Property Ownership Details

Ownership Details*
Private, individual, corporation, non-profit
institution, etc.

First Name of Contact Person*
Janna Rodriguez

PM

BP-26-12

Address of Owner*

206 Church St, Freeport, NY 11520

Last Name of Contact Person*

Property Owners Contact Number*

5167090334

Property Owners Secondary Contact Number*

5167090334

Email Address of Owner*

JANNA@INNOVATIVEDAYCARECORP.COM

Mailing Address*

City*

State*

Zip Code*

Type of Improvement

Type of Improvement* ②

New Garage

Is the Property in a Floodzone?*

No

Is This Waterfront Property*

No

Detailed Description of Proposed or Maintain Work* ②

Proposed 1 story front addition 118SF, 2 1/2 story rear addition 606SF, new 45SF front steps & platform with roof, new 20' x 25' garage, 20' x 10' shed, 2 new cellar entrances and replace existing driveway with 3,143 SF circular driveway and paved 2,393SF area on the side of the house

Is This Filing For Zoning Approval Only?* ②

No

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55365F

Contractor Information

First Name*

Samuel

Last Name*

Ortiz

Mailing Address*

912 Straight Path

City*

West Babylon

State*

NY

Zip*

11704

Telephone*

5164682102

Construction Company/ Agency*

TCR Building

Email Address*

samuel@tcrbuilders.com

Signature

I confirm that the property owner hereby authorizes me as the applicant to apply for and act on the property owner's behalf, in all matters relative to work authorized by this building's permit applications.*

Katherine Serrano Sosa

Jul 3, 2025

The owner of this building and the undersigned agree to conform to all applicable laws of the Village of Freeport NY*

Katherine Serrano Sosa

Jul 3, 2025

I do hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.*

Katherine Serrano Sosa

Jul 3, 2025

I do hereby attest that I understand that any and all associated permit fees are non-refundable*

No signature

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VILLAGE OF FREEPORT, NY

Contractor Information

First Name*

Samuel

Last Name*

Ortiz

Mailing Address*

912 Straight Path

City*

West Babylon

State*

NY

Zip*

11704

Telephone*

5164682102

Construction Company/ Agency*

TCR Building

Email Address*

samuel@tcrbuilders.com

Signature

I confirm that the property owner hereby authorizes me as the applicant to apply for and act on the property owner's behalf, in all matters relative to work authorized by this building's permit applications.*

Katherine Serrano Sosa
Jul 3, 2025

The owner of this building and the undersigned agree to conform to all applicable laws of the Village of Freeport NY*

Katherine Serrano Sosa
Jul 3, 2025

I do hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.*

Katherine Serrano Sosa
Jul 3, 2025

I do hereby attest that I understand that any and all associated permit fees are non-refundable*

No signature

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
ADDITION AND NEW CONSTRUCTION			
Project Location (describe, and attach a location map):			
206 CHURCH ST, FREEPORT NY 11520			
Brief Description of Proposed Action:			
Proposed 1 story front addition 118SF, 2 1/2 story rear addition <i>5536 SF</i> , new 45SF front steps & platform with roof, new 20' x 25' garage, 20' x 10' shed, 2 new cellar entrances and replace existing driveway with 3,143 SF circular driveway and paved 2,393SF area on the side of the house.			
Name of Applicant or Sponsor:		Telephone: 516-640-6498	
Katherine Serrano Sosa		E-Mail: katherine@rootedarchitecturestudio.com	
Address:			
38 Glen Cove Rd, 2nd Floor,			
City/PO:		State:	Zip Code:
Greenvale		NY	11542
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"/>
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 <input type="checkbox"/>
ZONING REVIEW, AND SITE PLAN REVIEW			X
3.a. Total acreage of the site of the proposed action?		.45 acres	
b. Total acreage to be physically disturbed?		.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.45 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Katherine Serrano Sosa		Date: 9/8/25
Signature: 		

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

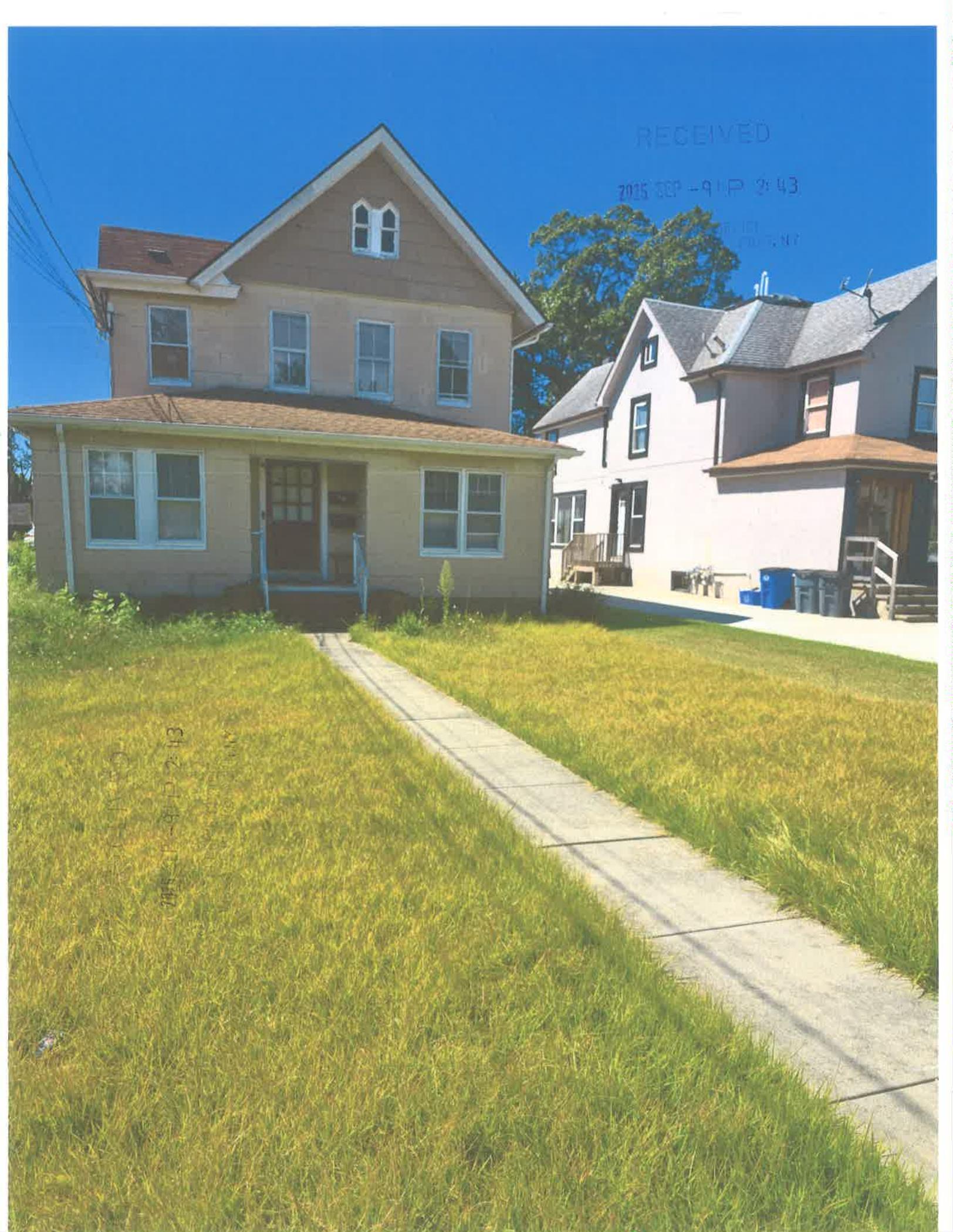
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

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

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

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



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081101
0807, NY

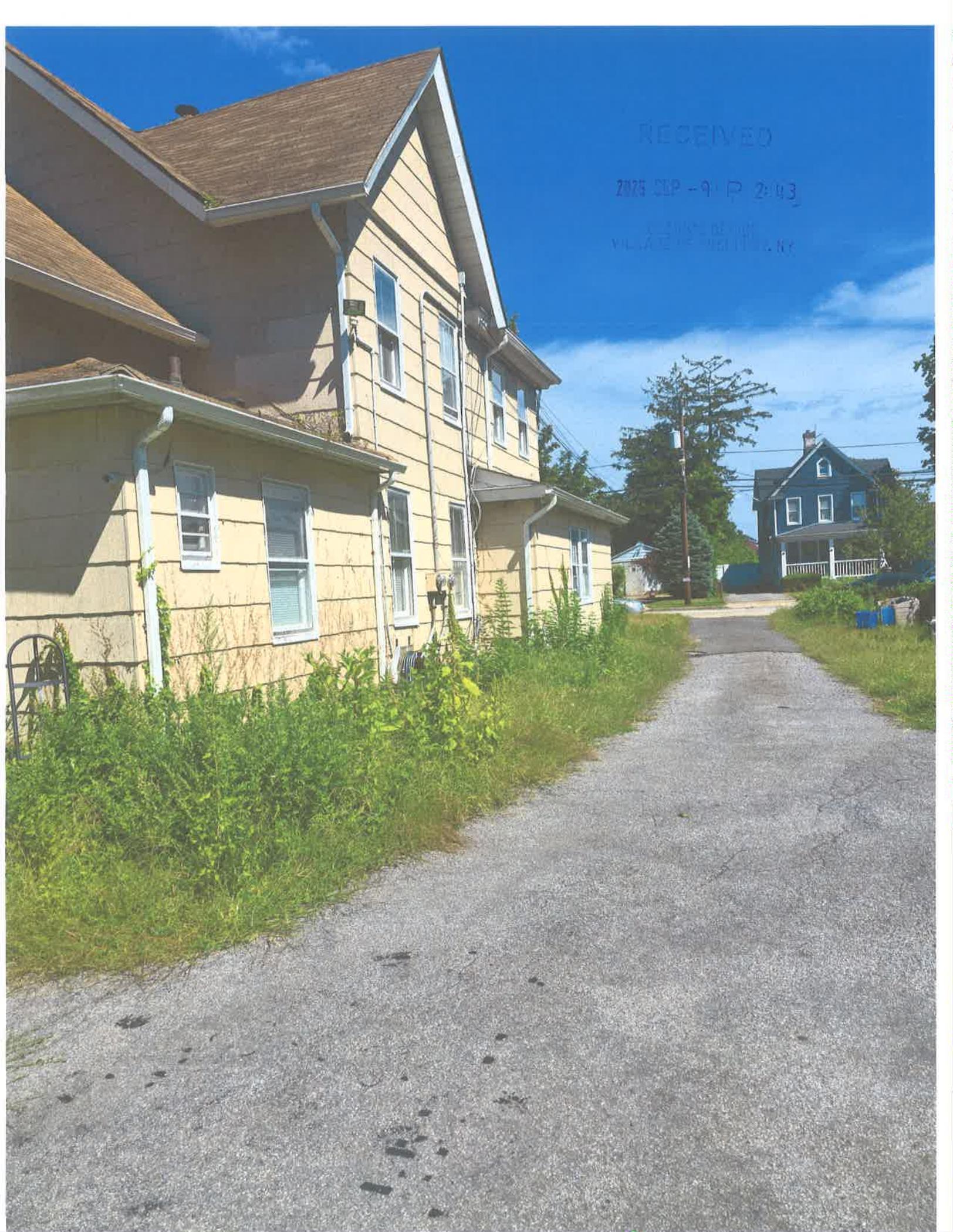
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081101
0807, NY

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VILLAGE OF WEST HAVEN, NY





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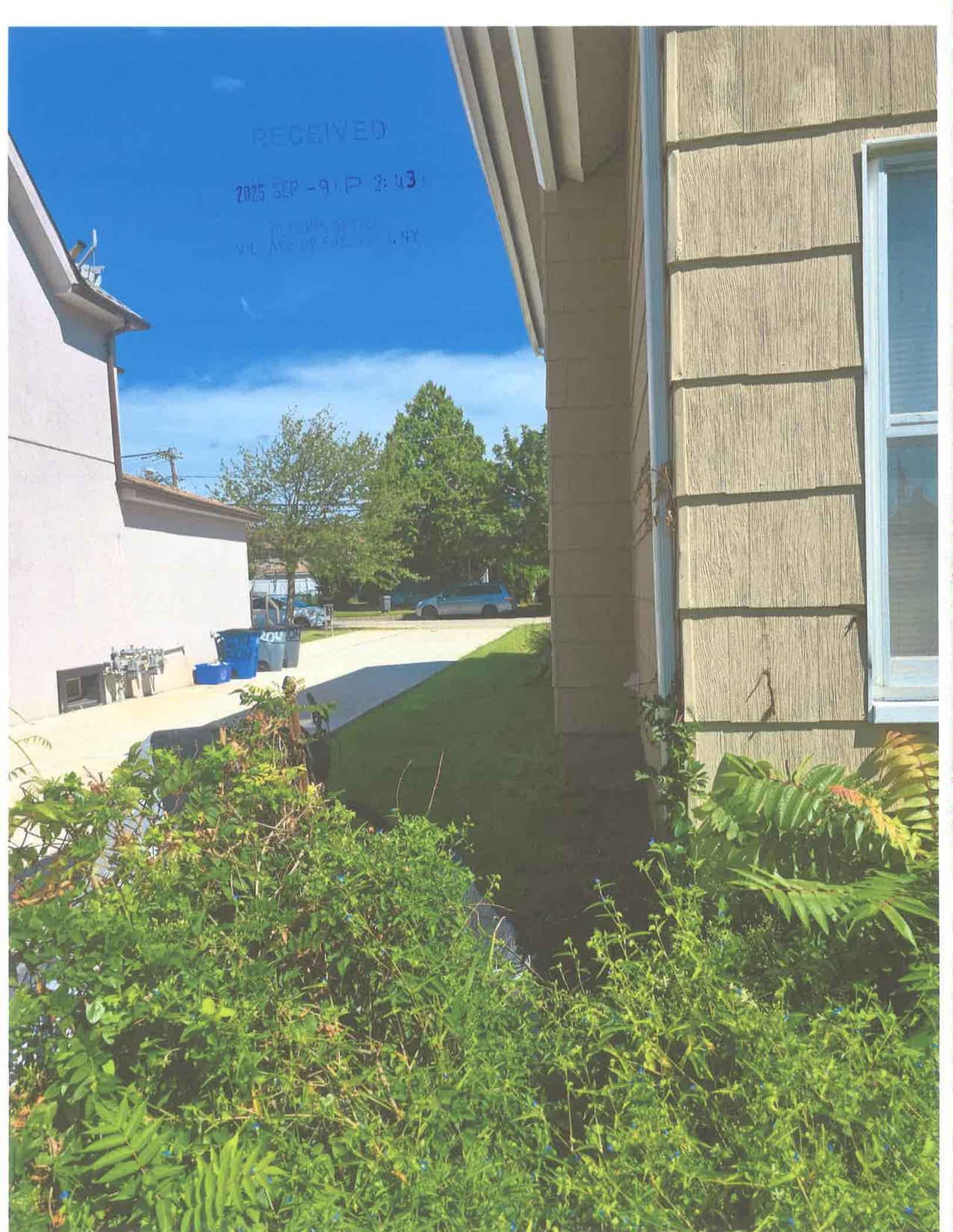
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VILLAGE OF WEST HAVEN, CT

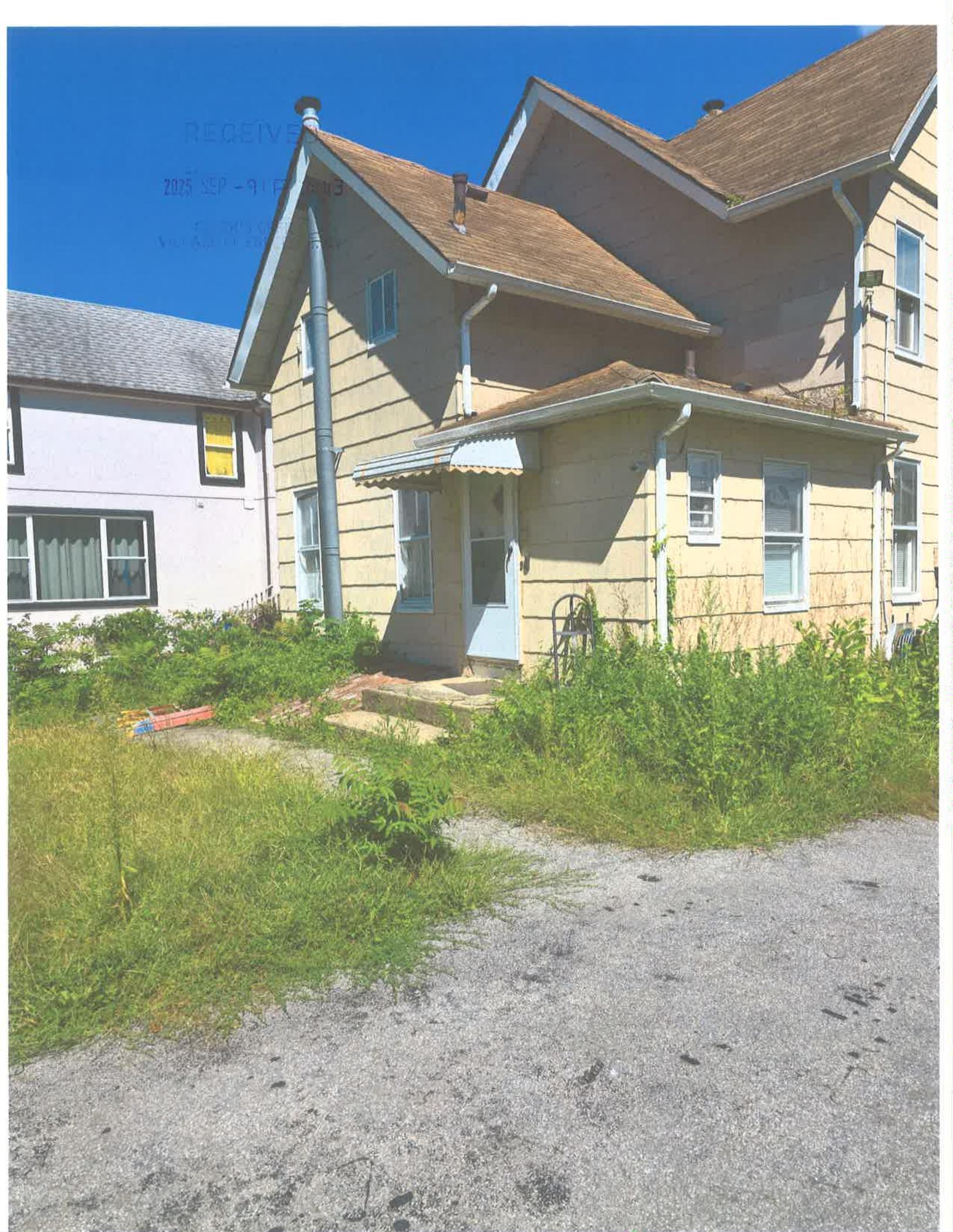
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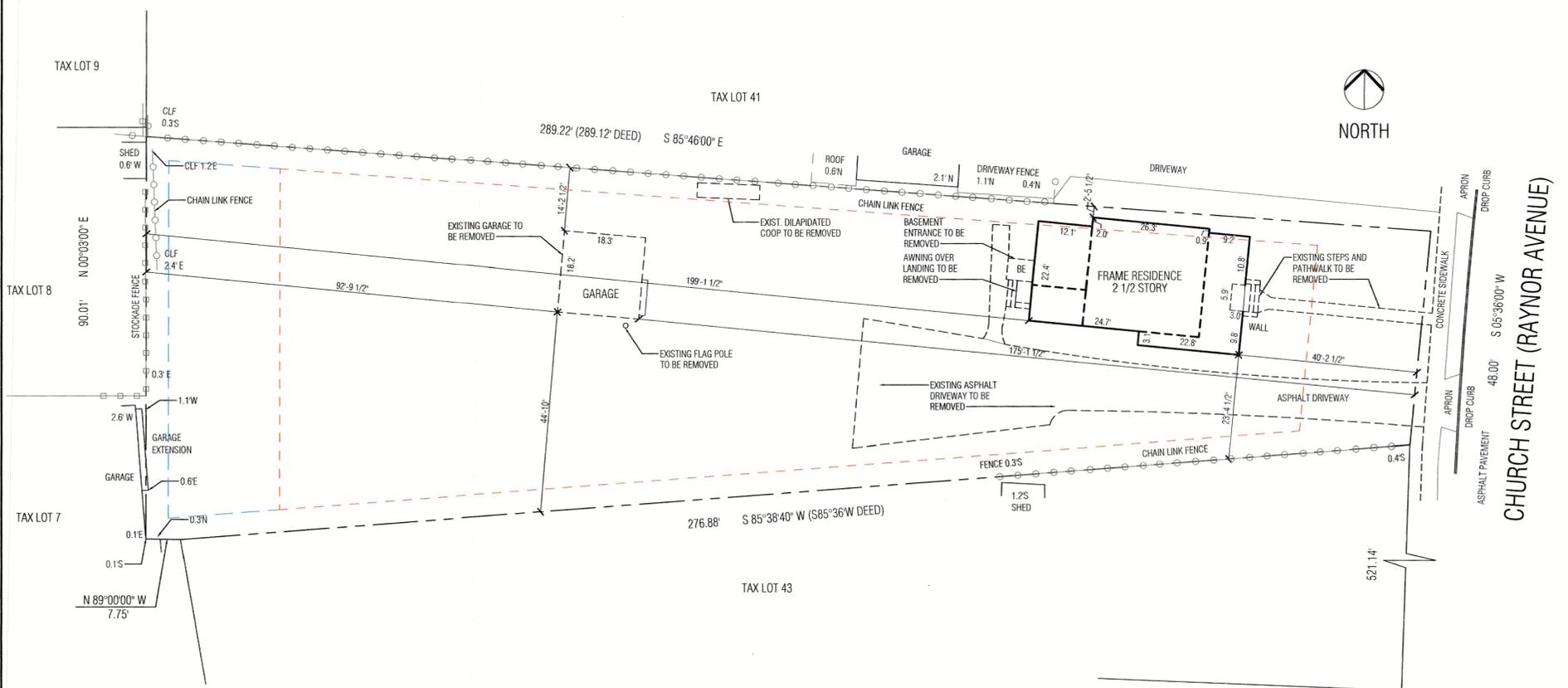
PLANT'S OFFICE
VIL AVE WILSON, WY



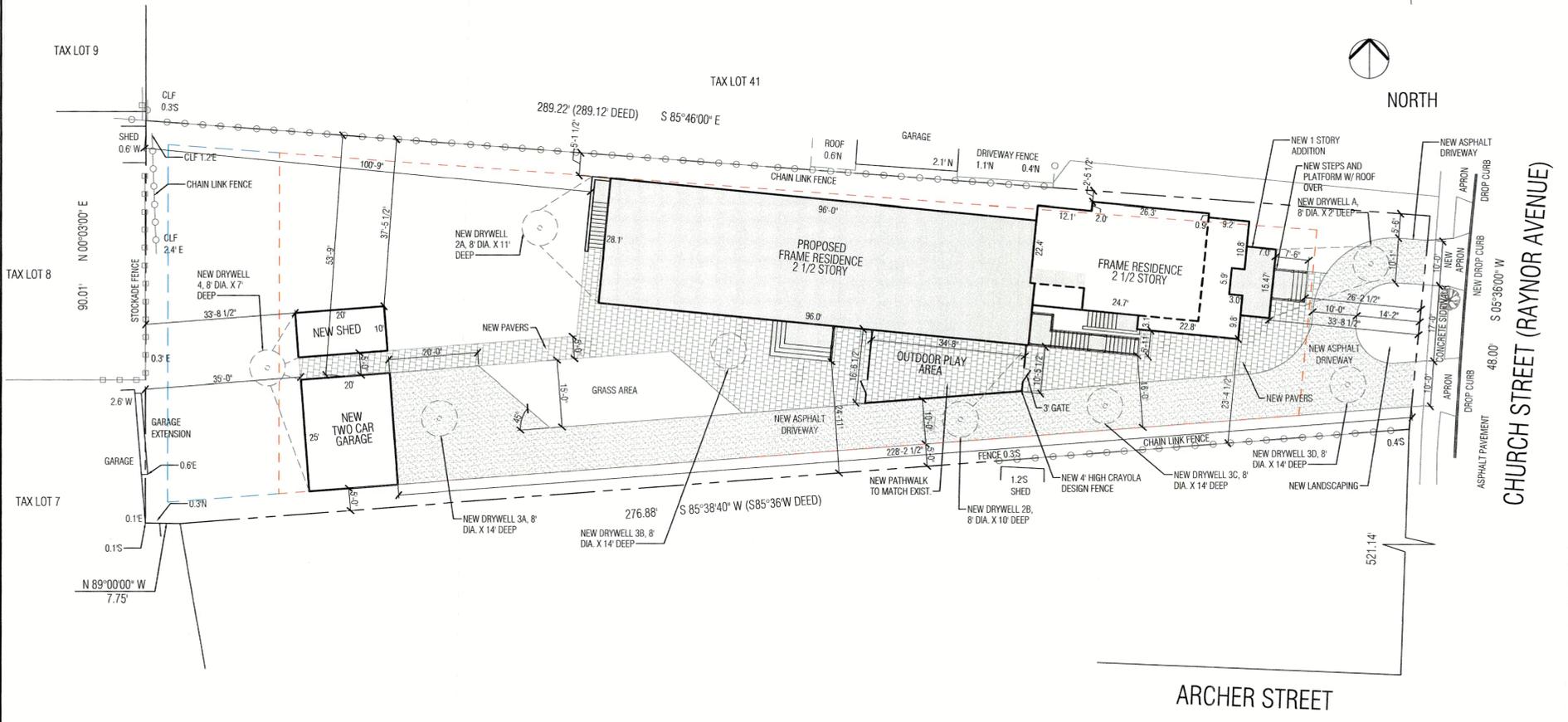
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CITY OF WASHINGTON
VOT 4241 2025



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



1 DEMOLITION SITE PLAN
1/16" = 1'-0"



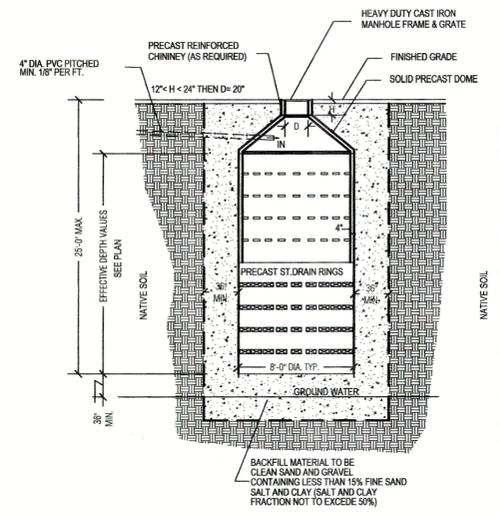
2 PROPOSED SITE PLAN
1/16" = 1'-0"

SITE INFORMATION					
Address:	206 Church Street, Freeport, New York 11520				
Municipality:	Village of Freeport				
Zone:	Residence A				
General Scope of Work:	Proposed front porch, Proposed second-story deck, Proposed new curb cut and asphalt driveway.				
Section:	62	Block:	76	Lot:	42
Zone Required Lot Area	5000 SF	Existing Lot Area	19812 SF	Proposed Lot Area	19812 SF (No Change)
Max. Lot Coverage:	30% (Main Building)	Existing Lot Area Coverage	5.94% (1178 SF)	Proposed Lot Area Coverage	25.70% (5,092 SF)

PROPERTY INFORMATION					
Main Building					
	Minimum Yards	Existing Yards	Proposed Yards		
Front:	20'	40'-2 1/2"	Front:	33'-4 1/2"	
Side:	5'	2'-5 1/2" (Non-conforming) / 23'-4 1/2"	Side:	2'-5 1/2" (Non-conforming) / 16'-0"	
Side Combined:	25% of lot width (12)	Side Combined:	25'-10"	Side Combined:	18'-5 1/2"
Rear:	20% lot depth (56.61)	Rear:	199'-1 1/2"	Rear:	100'-0"
Maximum Height/ Stories	3 STORIES / 30'	Existing Height/ Stories	2 1/2 STORY	Proposed Height/ Story	2 1/2 STORY OR 32'-4 1/2"
Maximum Building Area:	50% of LA (9,906 SF)	Existing Estimated Building Area	14,865 (2945 SF)	Proposed Building Area	43.40% (8,599 SF)

Accessory Building					
	Minimum Yards	Existing Yards	Proposed Yards		
Front:	Not Permitted	Front:	175'-1 1/2"	Front:	228'-2 1/2"
Side:	Not Permitted	Side:	14'-2 1/2" / 44'-10"	Side:	53'-9 1/2'-0"
Side Combined:	NA	Side Combined:	59'-0 1/2"	Side Combined:	58'-9"
Rear:	5'	Rear:	92'-9 1/2"	Rear:	25'-0"
Maximum Height/ Stories	If roof slope is, < 6:12 = 15' > 6:12 = 20' 1 STORY	Existing Height/ Stories	Unknown	Proposed Height/ Story	18'-0"
Maximum Building Area:	10% of lot area (900 SF max)	Existing Estimated Building Area	333 SF	Proposed Building Area	700 SF

AREA FOR DRIVEWAY: 3,142.85 SF
AREA FOR PAVED AREA: 2,393.08 SF



DRYWELL CALCULATIONS

DRYWELL 1A:
FRONT BUILDING + STAIR NEW ROOF AREA: 171.48 SF
171.48 SF x 1 FACTOR x 0.42 (5" RAINFALL) = 72.02 CF

DRYWELL 2A + 2B:
BACK ADDITION AREA: 3047.85 SF
3047.85 SF x 1 FACTOR x 0.42 (5" RAINFALL) = 1,280.10 CF

DRYWELL 3A, 3B AND 3C:
NEW IMPERVIOUS SURFACES AREA: 5,536.93 SF
1580.5 SF x 1 FACTOR x 0.42 (5" RAINFALL) = 2,325.51 CF

DRYWELL 4:
SHED AND GARAGE AREA: 700 SF
700 SF x 1 FACTOR x 0.42 (5" RAINFALL) = 294 CF

AREA OF 1 FT. DEEP 8'-0" DIA CATCH BASIN = 42.24 CF

EFFICIENT DEPTH
DRYWELL A BASIN: 2 FT DEEP = 82.48 CF
DRYWELL 2A BASIN: 11 FT DEEP = 464.64 CF
DRYWELL 2B BASIN: 10 FT DEEP = 422.40 CF
DRYWELL 3A BASIN: 14 FT DEEP = 591.36 CF
DRYWELL 3B BASIN: 14 FT DEEP = 591.36 CF
DRYWELL 3C BASIN: 14 FT DEEP = 591.36 CF
DRYWELL 3D BASIN: 14 FT DEEP = 591.36 CF
DRYWELL 4 BASIN: 7 FT DEEP = 295.68 CF

3 DRYWELL DETAIL
1/16" = 1'-0"

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No. Date Description

PROJECT
INNOVATIVE DAYCARE ADDITIONS
206 CHURCH STREET,
FREEPORT, NY 11520

ARCHITECT
ROOTED ARCHITECTURE STUDIO
Glen Cove, New York 11542
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DRAWING TITLE
ZONING ANALYSIS AND PROPOSED SITE PLAN

DATE: 08.20.25
PROJECT No.: 250651

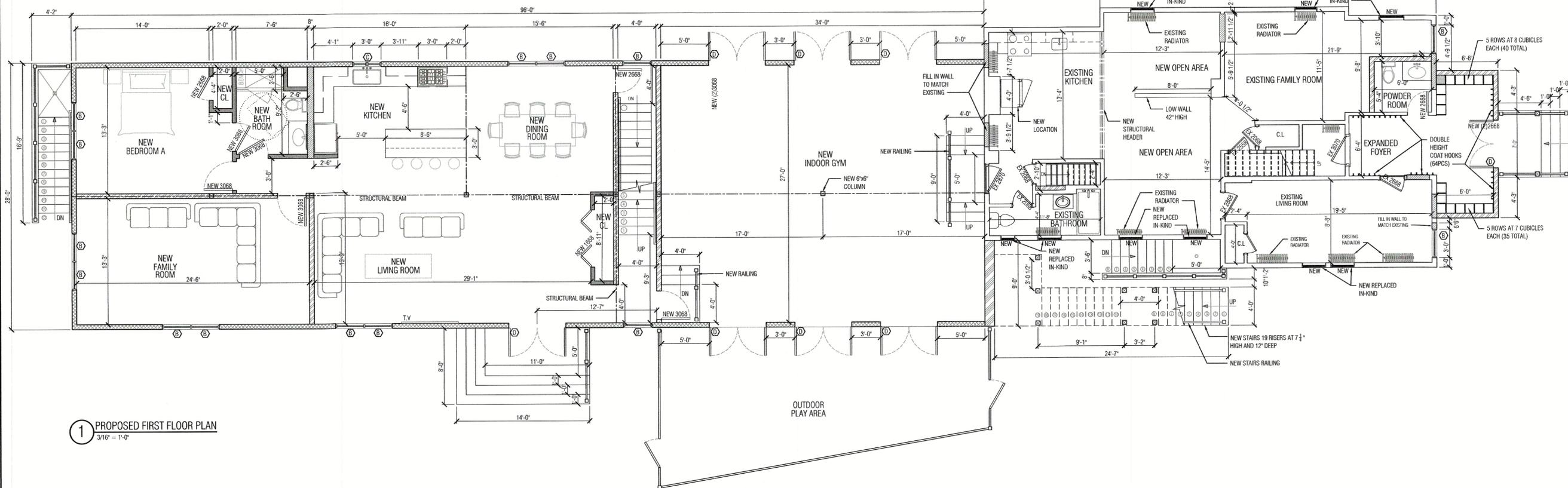
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1 08/07/25
2 08/07/25

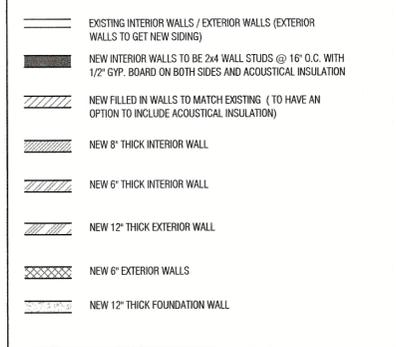


1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

GROUND FLOOR LIGHT AND AIR CALCULATIONS:

ROOM NAME	AREA	AIR VENT. REQ.	PROVIDED	NATURAL LIGHT REQ.	PROVIDED
EXISTING FAMILY ROOM	190.43	7.6100	13.21	15.22	23.88
EXISTING LIVING ROOM	177.68	7.11	9.70	14.21	16.44
NEW LIVING ROOM	414.43	16.58	51.45	33.15	64.98
NEW KITCHEN	212.47	8.50	51.45	17.00	64.98
NEW DINING AREA	205.53	8.22	51.45	16.44	64.98
NEW BEDROOM A	207.35	8.29	11.70	16.58	20.84
NEW FAMILY ROOM	324.62	12.98	23.40	25.97	41.68
NEW INDOOR GYM	918.00	36.72	226.56	73.44	163.32

WALL LEGEND:



GROUND FLOOR NEW WINDOW/GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
Ⓞ LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM A	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
Ⓞ KITCHEN	36"	32"	DOUBLE CASEMENT WINDOW	0.27 MAX	0.40 MAX
Ⓞ LIVING ROOM AND INDOOR GYM	72"	80"	DOUBLE SWING DOOR	0.27 MAX	0.40 MAX
Ⓞ EXISTING FOYER	60"	80"	DOUBLE SWING DOOR	0.27 MAX	0.40 MAX

WINDOW NOTES:
1. GC RESPONSIBLE FOR COORDINATING WINDOW ROUGH OPENINGS WITH TYPE OF WINDOWS PURCHASED.
2. ALL WINDOWS TO BE ANDERSON 400 SERIES LOWE'S SMART SUN NO GRILLS AND MUST MEET CRITERIA NOTED ABOVE.

REVISIONS

No.	Date	Description
1	08/07/25	
2	08/07/25	

PROJECT

INNOVATIVE DAYCARE ADDITIONS
206 CHURCH STREET,
FREEPORT, NY 11520

ARCHITECT



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PROPOSED FIRST FLOOR PLAN

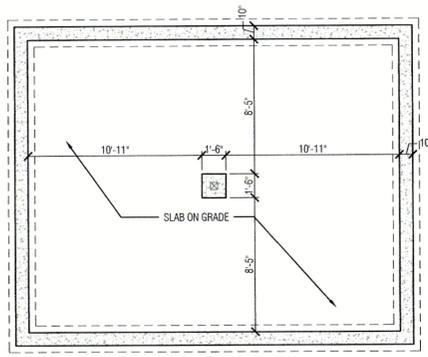
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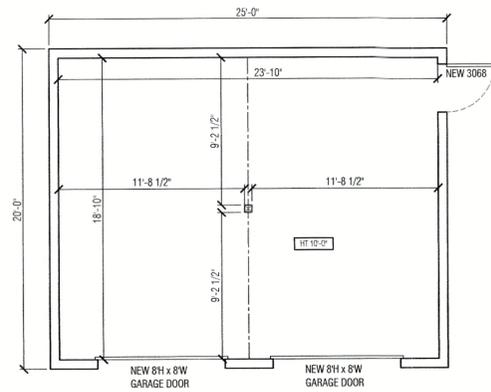
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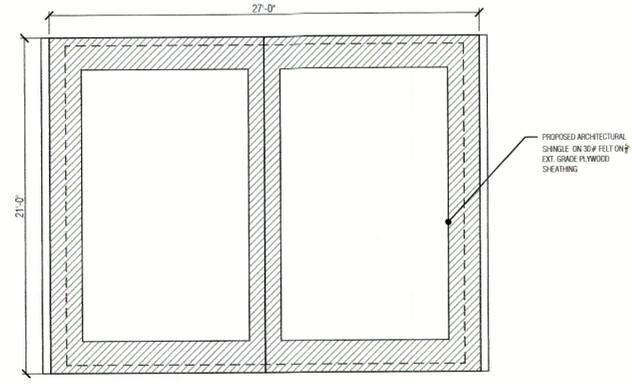




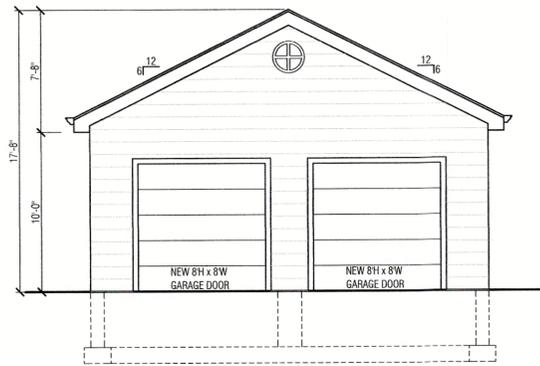
1 PROPOSED GARAGE FOUNDATION PLAN
3/16" = 1'-0"



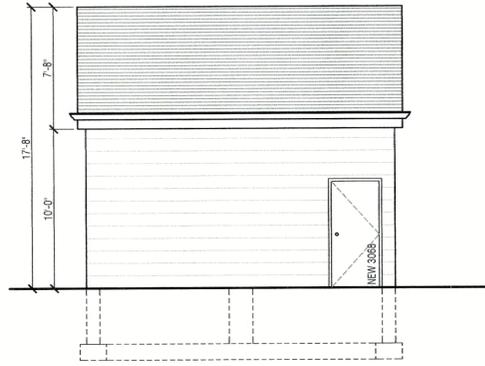
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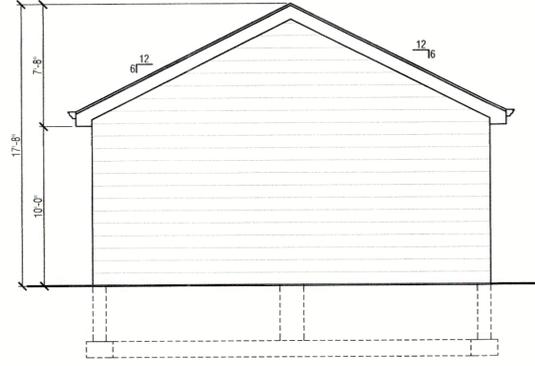
3 PROPOSED GARAGE ROOF PLAN
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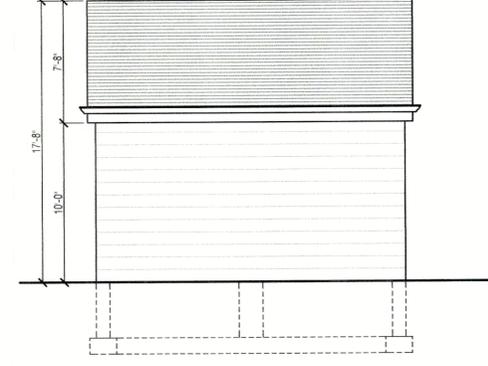
4 PROPOSED GARAGE SOUTH ELEVATION
3/16" = 1'-0"



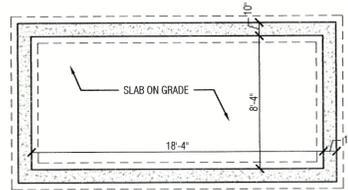
5 PROPOSED GARAGE EAST ELEVATION
3/16" = 1'-0"



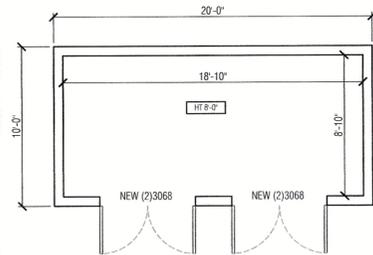
6 PROPOSED GARAGE NORTH ELEVATION
3/16" = 1'-0"



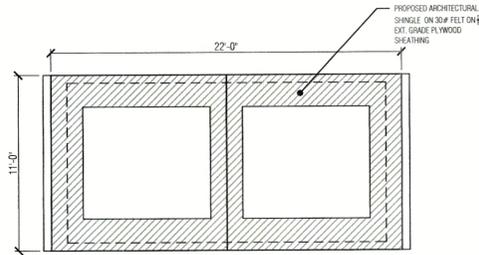
7 PROPOSED GARAGE WEST ELEVATION
3/16" = 1'-0"



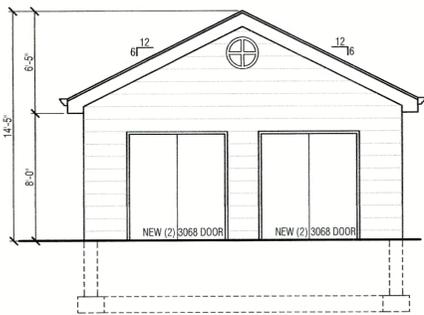
8 PROPOSED SHED FOUNDATION PLAN
3/16" = 1'-0"



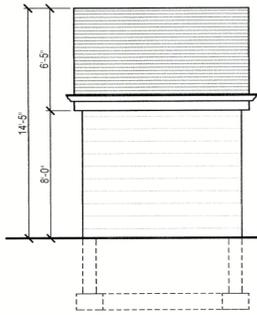
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3/16" = 1'-0"



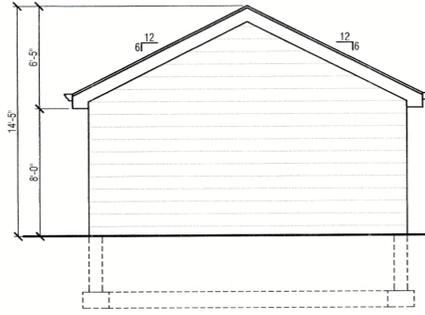
10 PROPOSED SHED ROOF PLAN
3/16" = 1'-0"



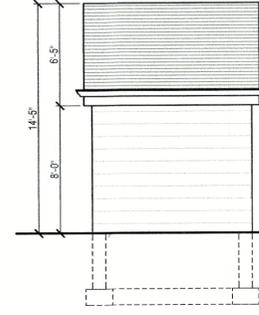
11 PROPOSED SHED SOUTH ELEVATION
3/16" = 1'-0"



12 PROPOSED SHED EAST ELEVATION
3/16" = 1'-0"



13 PROPOSED SHED NORTH ELEVATION
3/16" = 1'-0"



14 PROPOSED SHED WEST ELEVATION
3/16" = 1'-0"

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DRAWING TITLE

**PROPOSED
GARAGE AND SHED
FLOOR PLANS AND
ELEVATIONS**

DATE: 08.07.25
PROJECT No.: 250651

DRAWN BY: BS
SCALE: AS NOTED

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