

Application Date: 10/1/25  
Fees Paid: 225

SP# 3858

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 79 Smith ST ZONING DISTRICT Residence A  
SECTION 62 BLOCK 076 LOT 25 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Giovanni Zapata</u>	Name: <u>Ana S Rodriguez</u>
Address: <u>355 W 42 ST NEW YORK NY 10036</u>	Address: <u>79 Smith ST Free Port NY 11520</u>
Telephone #: <u>9179169408</u>	Telephone #: <u>(516) 590-4611</u>

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

Present Land Use: residence Proposed Land Use: residence

Description of Proposed Work: 1st floor addition 2nd floor rear addition, side addition, cellar entrance and fire exit

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

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

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



APPLICANT'S SIGNATURE  
Sworn to before me this \_\_\_\_\_ day of 27/09, 2025

Notary Public

NO  
05/23/25  
DATE  
JOHN E KUTAICH  
Commission # 2441980  
Notary Public, State of New Jersey  
My Commission Expires  
January 08, 2029

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

PROPERTY OWNER'S SIGNATURE  
Sworn to before me this \_\_\_\_\_ day of SEP, 2025

Notary Public

DATE  
MAYTE MIA CASTRO  
Notary Public, State of New York  
Reg. No. 01CA0039168  
Qualified in Nassau County  
Commission Expires July 08, 2029

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**  
**Department of Buildings**  
46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2242  
FAX (516) 3772493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
**September 18, 2025**

**ANA S RODRIGUEZ**  
**79 SMITH ST, Freeport, NEW YORK, 11520**

RE: **79 SMITH ST, Freeport, NEW YORK, 11520**

Zoning District - Res A      SBL: 62 076 25

Building Permit Number: BUIL-25-6

Description: **Proposed 1st floor front addition 93.39SF, 2nd floor rear addition 368.35SF, side addition 82.35SF, new cellar entrance and fire repair.**

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/ Daniela Hernandez

ZBA Approval Needed:  Yes  No

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2025 OCT 1 10 31 AM  
VILLAGE CLERK'S OFFICE  
11520 SMITH ST  
FREEPORT, NY 11520

**VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation**

**Notice**

**Negative Declaration**

**Positive Declaration**

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

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

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

**Project :**

**Building PermitNumber** BUIL-25-6

**Location:** 79 SMITH ST, Freeport, NEW YORK, 11520

**Applicant:** ANA S RODRIGUEZ

**Description:** Proposed 1st floor front addition 93.39SF, 2nd floor rear addition 368.35SF, side addition 82.35SF, new cellar entrance and fire repair.

**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 18, 2025

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

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

VILLAGE OF FREEPORT  
DEPARTMENT OF BUILDINGS  
2025 SEP 18 P 3:34  
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617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map): 79 SMITH STREET, FREEPORT, NY 11520			
Brief Description of Proposed Action: Proposed 1st floor front addition 93.39SF, 2nd floor rear addition 368.35SF, side addition 82.35SF, new cellar entrance and fire damage repair.			
Name of Applicant or Sponsor: ANA RODRIGUEZ		Telephone: 516 590 4611	
		E-Mail: lanini12345@hotmail.com	
Address: 79 SMITH STREET			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input 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?		0.245 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: ANA RODRIGUEZ	Date: 7/28/2023	
Signature: <i>Ana Rodriguez</i>		

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

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

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

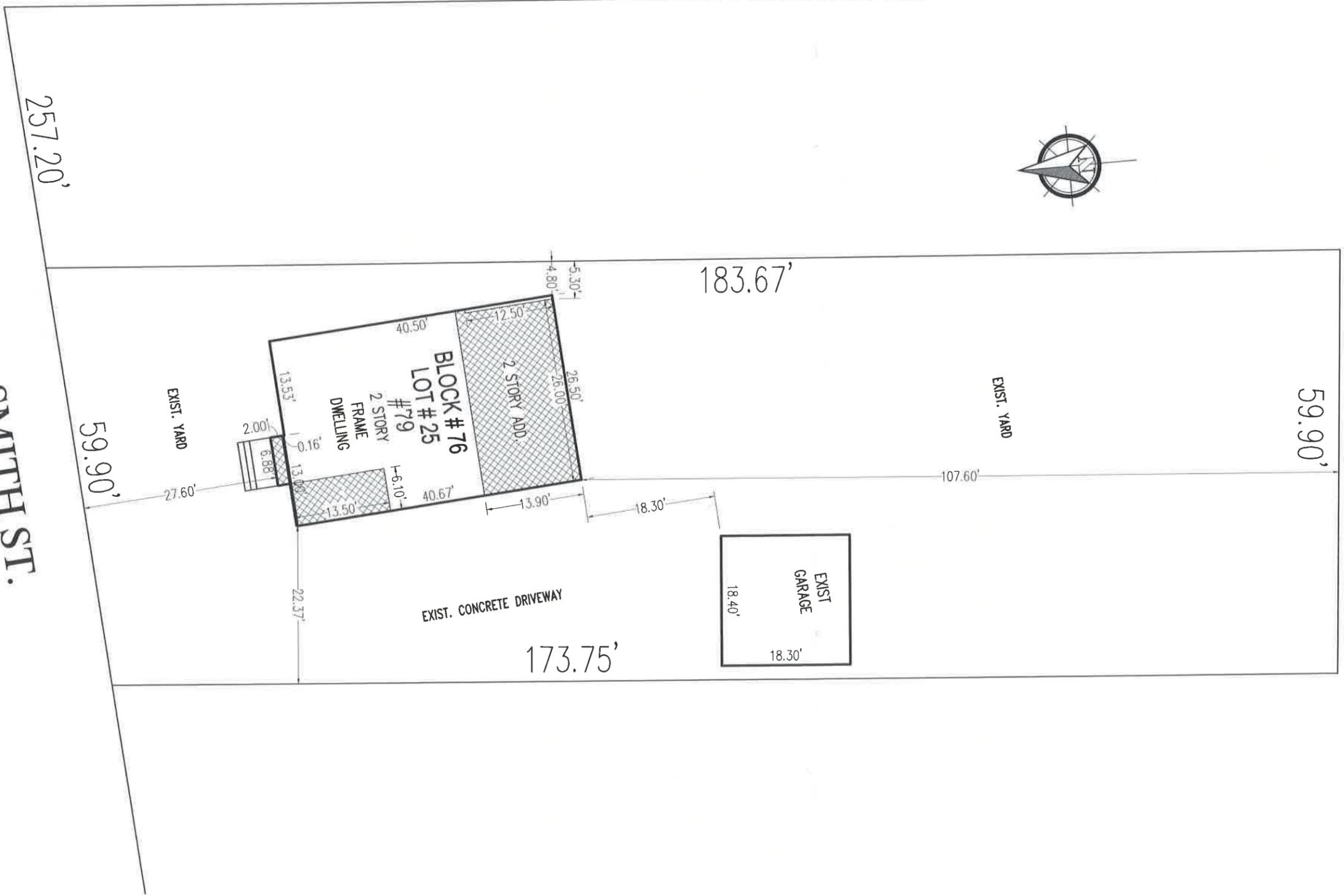
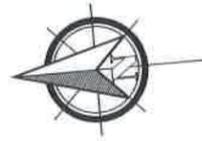
**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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 VILLAGE OF FINELANDS, NY  
 CLERK'S OFFICE

<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)

CHURCH ST.

SMITH ST.



1

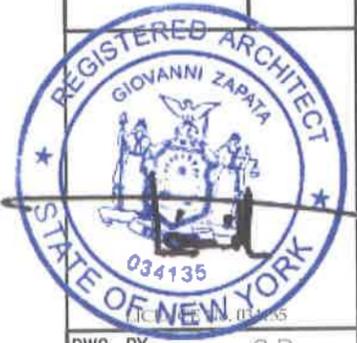
SITE PLAN

Scale: 1/16" = 1'-0"

GRUPO DESIGN

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Ph. 917 916 9408 Fax 646 707 3786  
NEW YORK, N.Y. 10036

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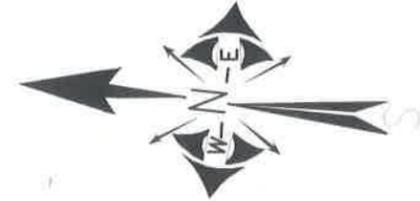
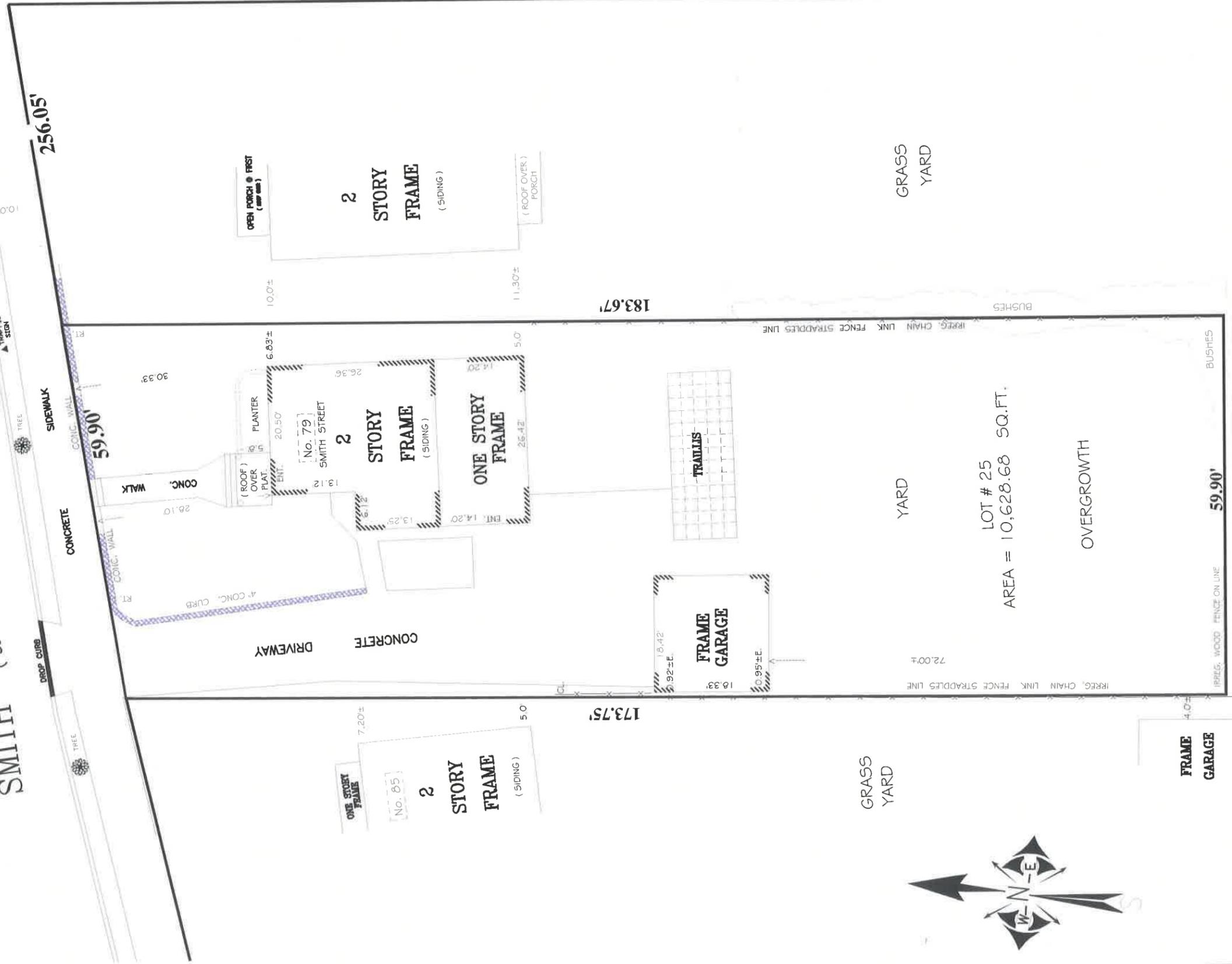


79 Smith St. Freeport, NY  
FIRE DAMAGE REPAIR

DWG. BY	C.R.
JOB No.	25-009
SCALE	AS NOTED
PAGE No.	7 of 7
DWG. No.	G-001

- ⊕ GAS VALVE
- ⊕ PARKING METER
- ▼ TRAFFIC SIGN
- ⊕ HYDRANT
- ⊕ TREE
- ⊕ FET
- ⊕ LIGHT
- ⊕ CATCH BASIN
- ⊕ LEGEND
- ⊕ NOT FERTILE
- ⊕ FURNISHES
- ⊕ JOB # N-79-25-25
- ⊕ UTILITY
- ⊕ POLE
- ⊕ WATER
- ⊕ DW.S
- ⊕ VALVE
- ⊕ TEL
- ⊕ MANHOLE
- ⊕ S
- ⊕ WASTE
- ⊕ WIRE
- ⊕ E
- ⊕ ELECTRIC
- ⊕ HANDLE

SMITH STREET  
 ( 50.10' ± WIDE ASPHALT ROADWAY )  
 TWO WAY TRAFFIC



LOT # 25  
 AREA = 10,628.68 SQ.FT.

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

BLOCK: 79  
 LOT (s): 25  
 COUNTY: NASSAU  
 DWG BY: AAA  
 FREERPORT

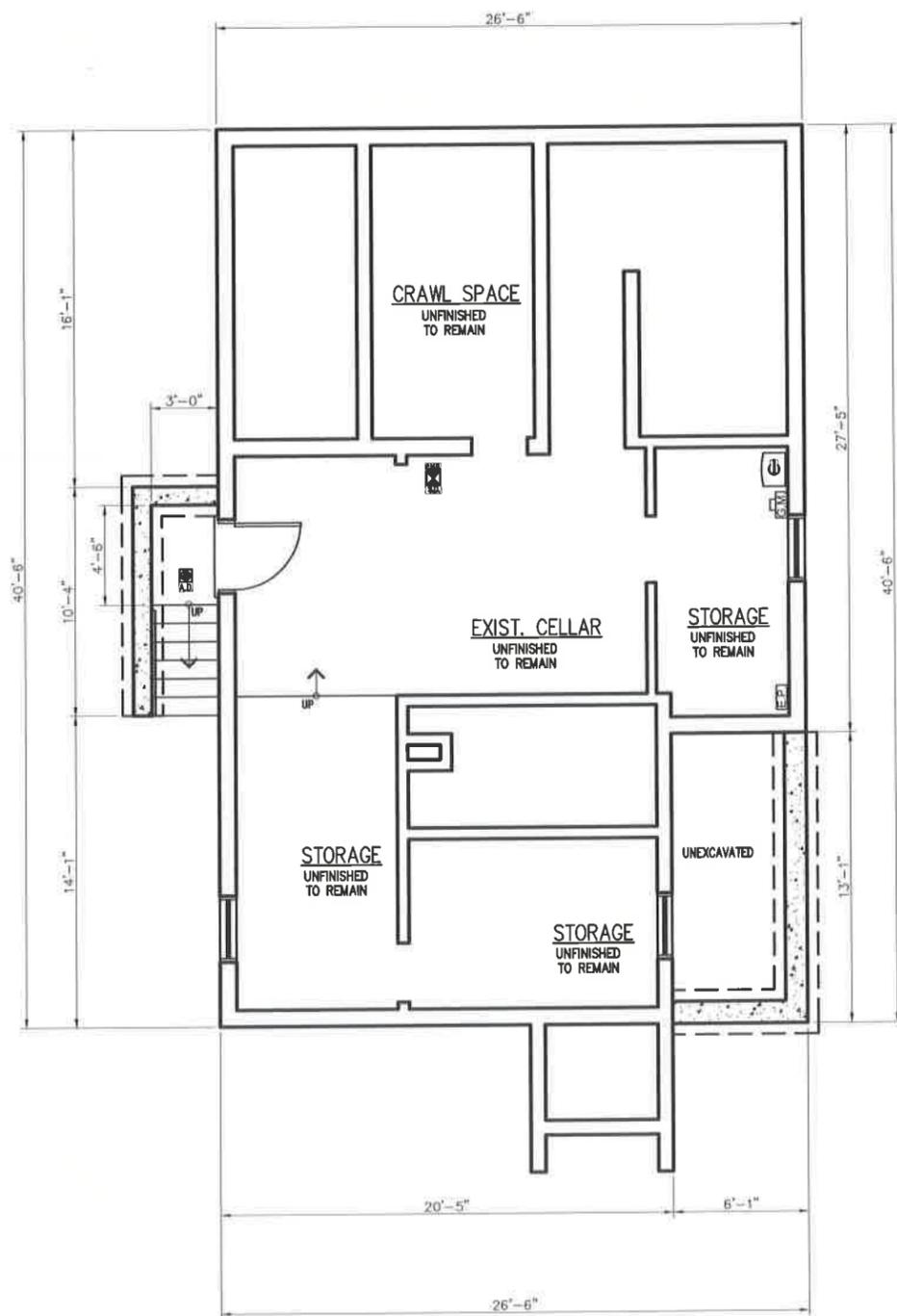


**STATEWIDE LAND SURVEYING P.C.**  
 FORMERLY APPLE SURVEYING  
 VICEP04@CMAIL.COM  
 TEL: 718-337-5000

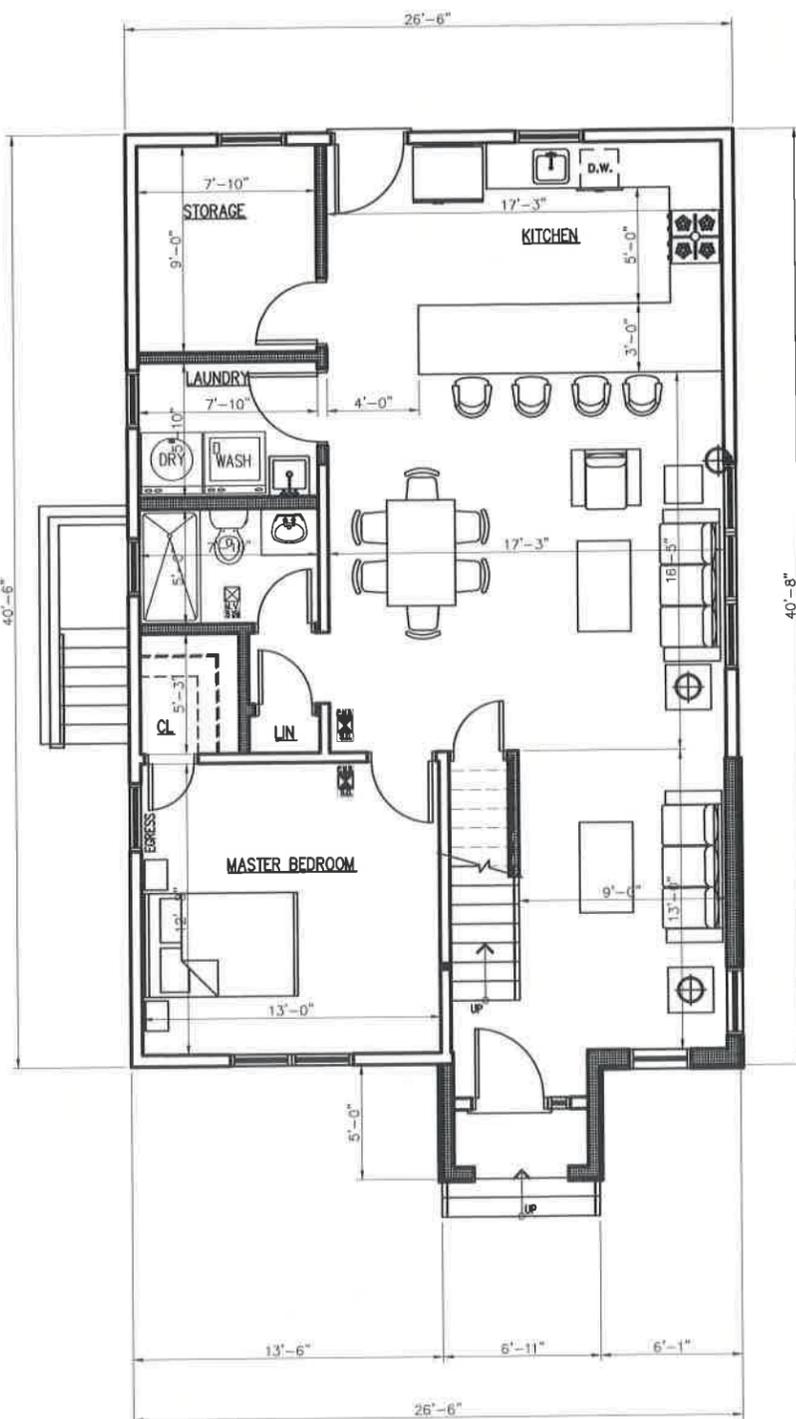
SURVEYED  
 SEPT. 2, 2025  
 LOCATION SURVEY



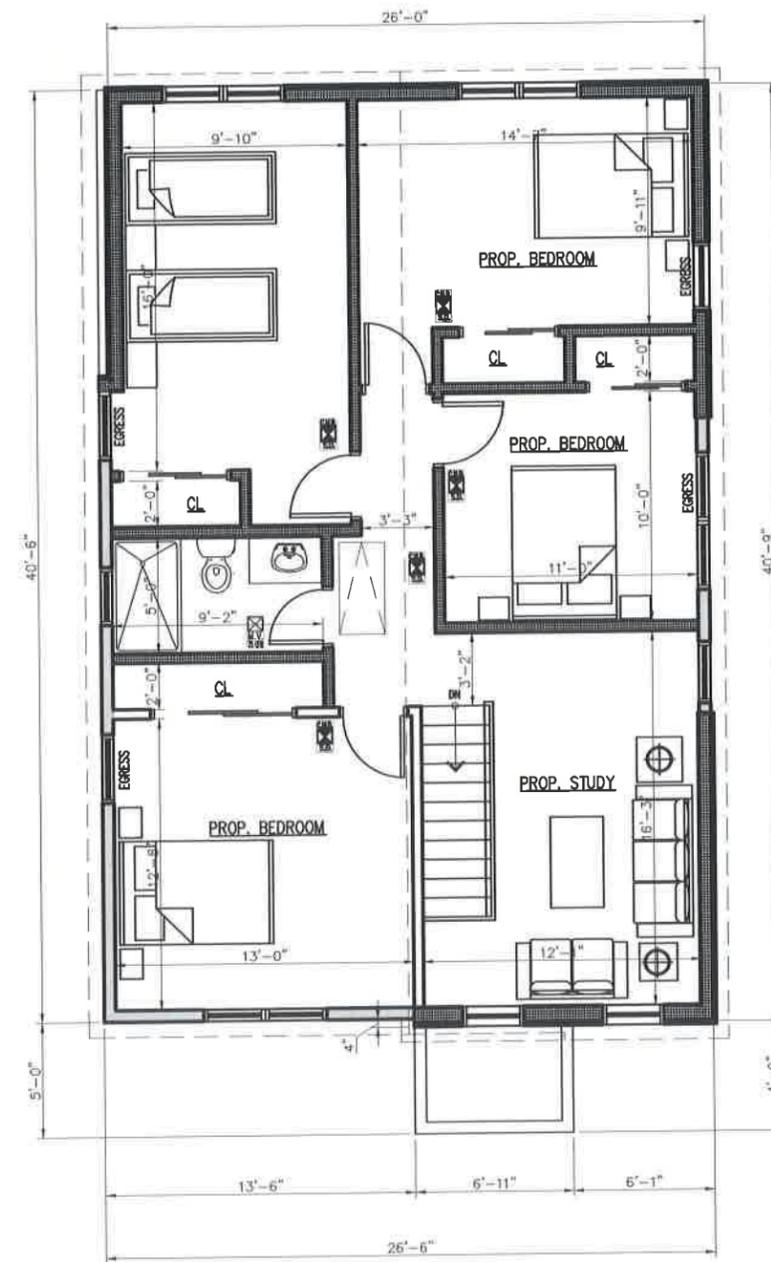
- CL. CLEAR
- L.A. LOW AREA
- W.W. WINDOW WELL
- C.D. CELLAR DOOR
- LEG. LEGEN
- F.F. FIRST ESCAPE
- ENT. UNDER
- ENT. UNDER
- AREA
- AREA
- RIGHT



1 PROP. CELLAR FLOOR  
Scale: 1/8" = 1'-0"



2 PROP. FIRST FLOOR  
Scale: 1/8" = 1'-0"



3 PROP. SECOND FLOOR  
Scale: 1/8" = 1'-0"

# GRUPO DESIGN

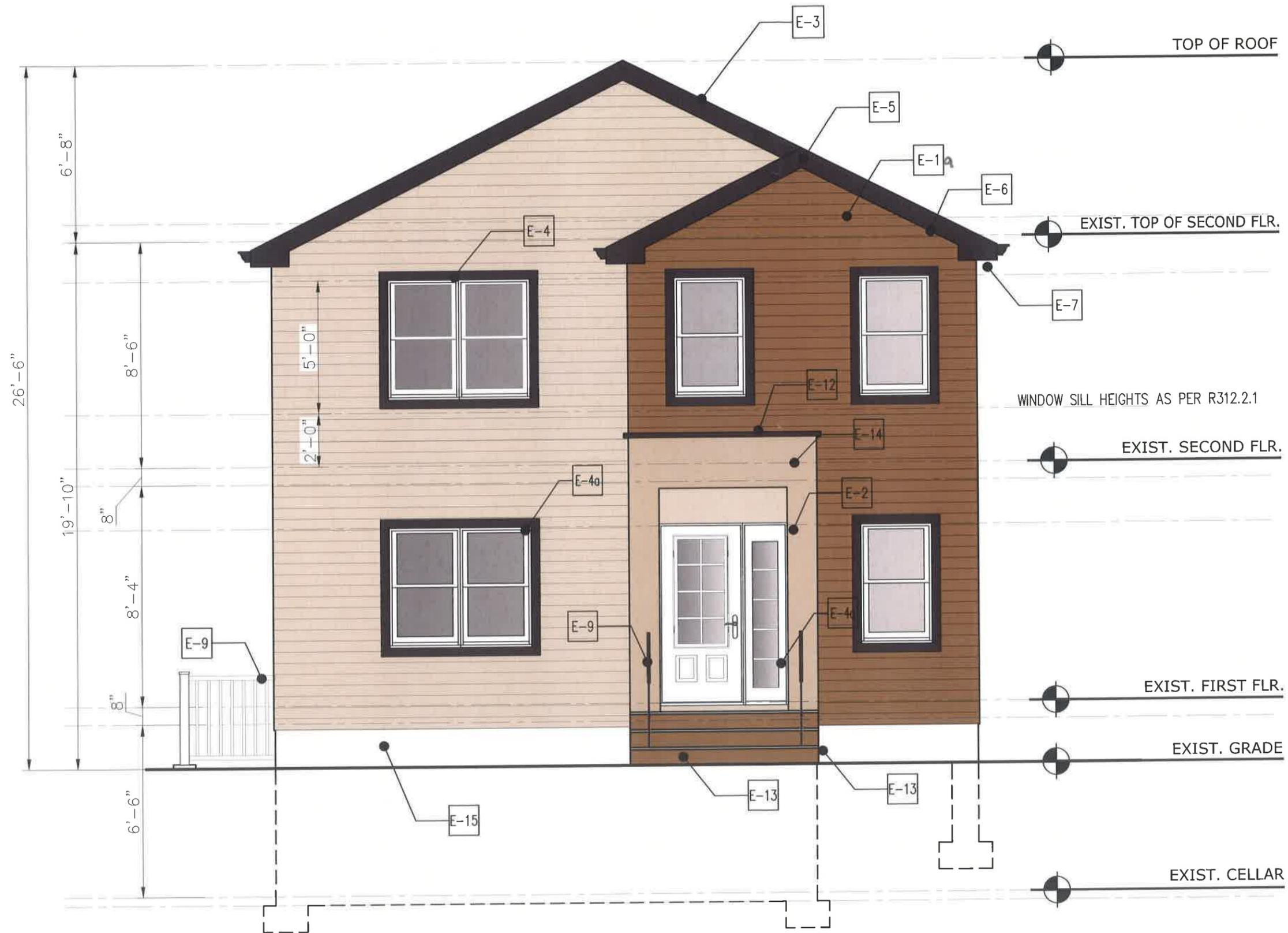
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NEW YORK, N.Y. 10036

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79 Smith St. Freeport, NY  
FIRE DAMAGE REPAIR



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JOB No.	25-009
SCALE	AS NOTED
PAGE No.	1 of 7
DWG. No.	A-001



1

**PROP. FRONT ELEVATION**

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

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VILLAGE OF TILLITON, NY

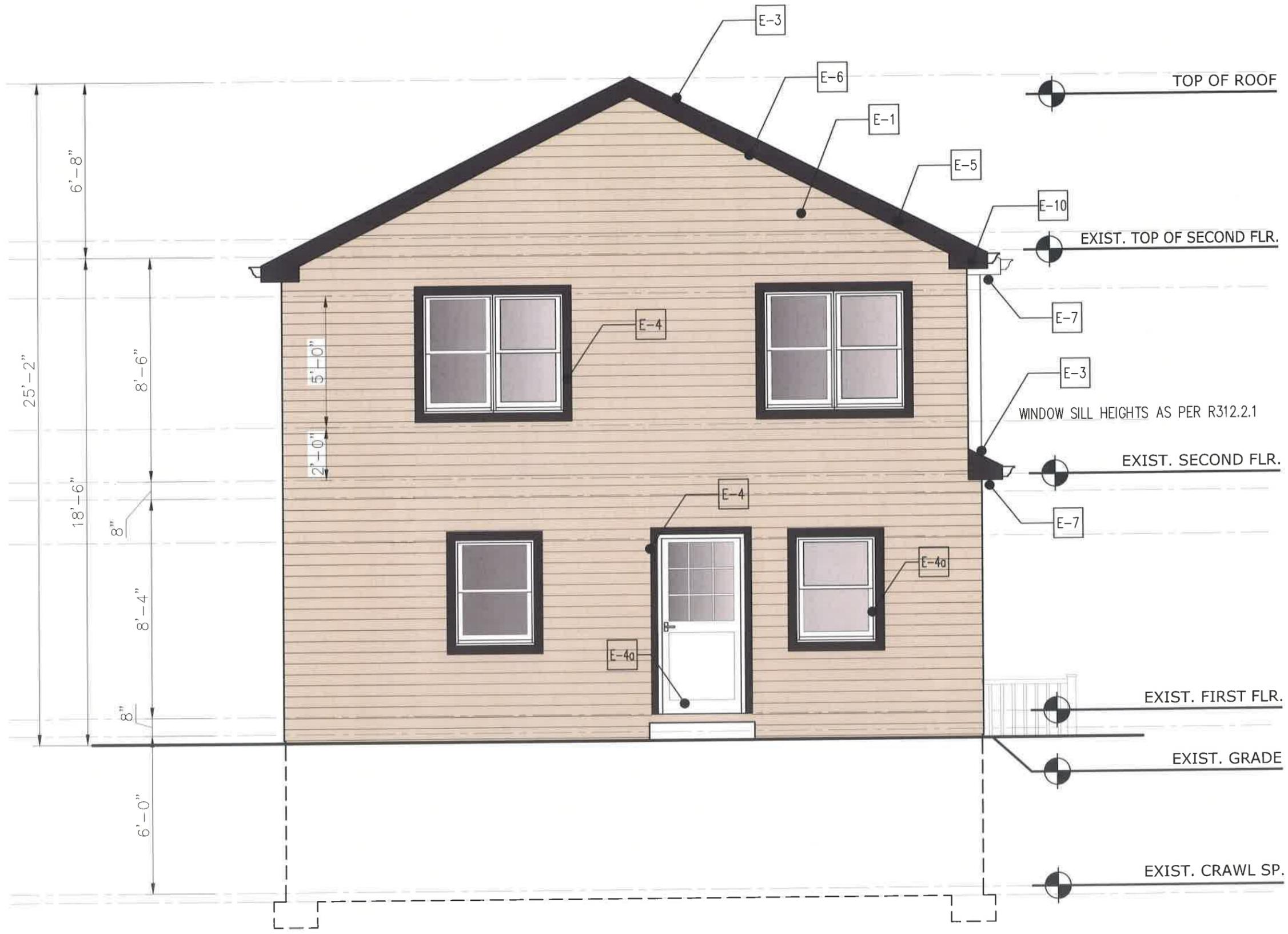
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 FIRE DAMAGE REPAIR



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JOB No.	25-009
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DWG. No.	A-002



**2 PROP. REAR ELEVATION**  
 Scale: 1/4" = 1'-0"

# GRUPO DESIGN

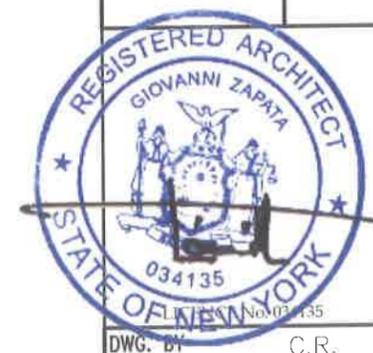
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 555 West 42nd. Street  
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 NEW YORK, N.Y. 10036

VILLAGE OF FREEPORT, NY

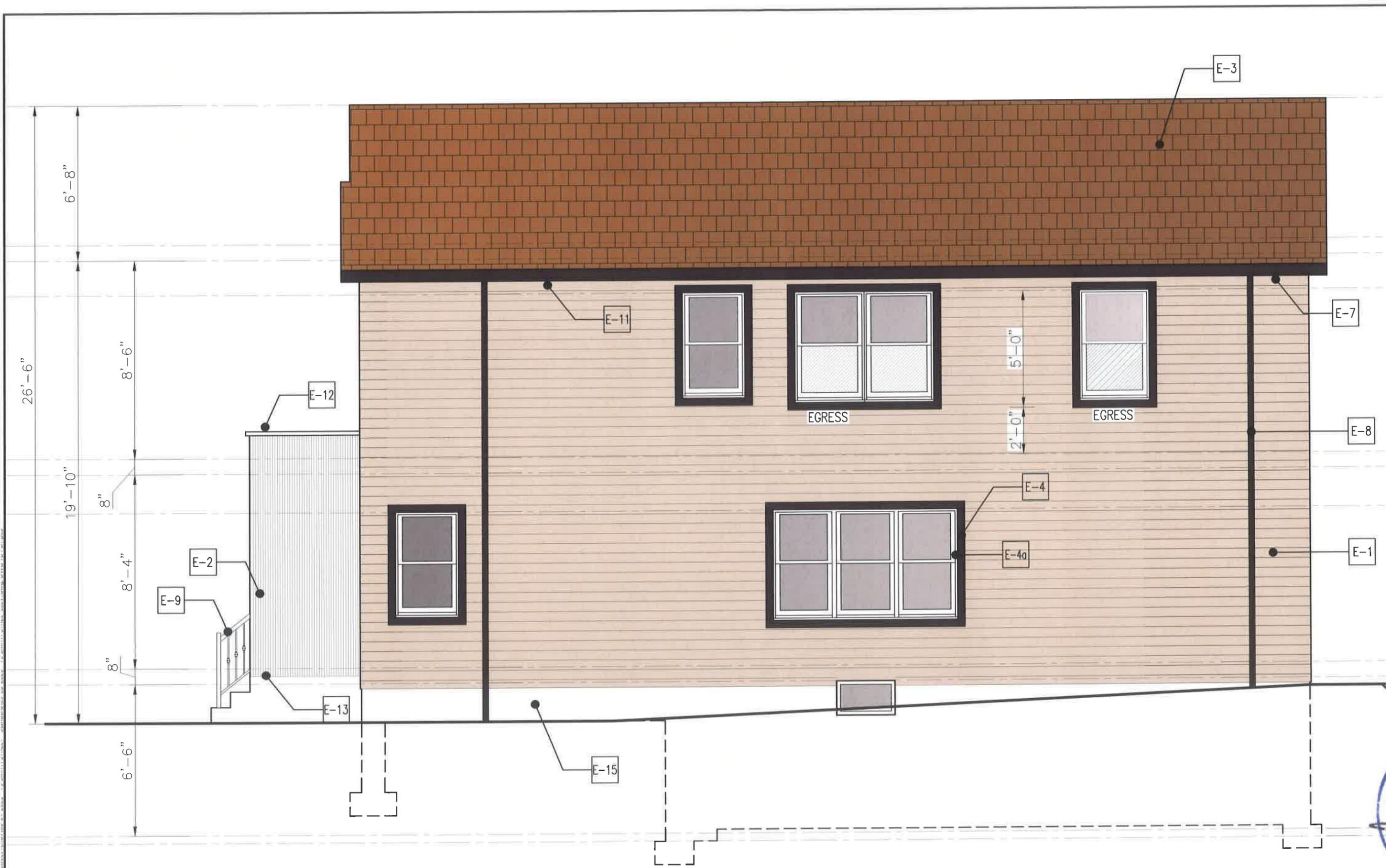
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PAGE No.	3 of 7
DWG. No.	A-003



3

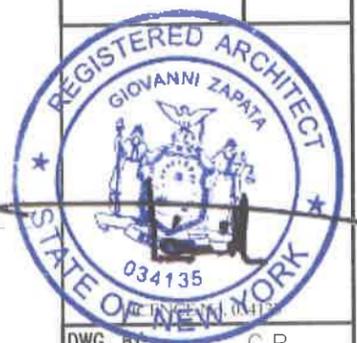
**PROP. RIGHT ELEVATION**

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

**GRUPO DESIGN**

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79 Smith St. Freeport, NY  
 FIRE DAMAGE REPAIR



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JOB No.	25-009
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PAGE No.	4 of 7
DWG. No.	A-004



**4** PROP. LEFT ELEVATION  
Scale: 1/4" = 1'-0"

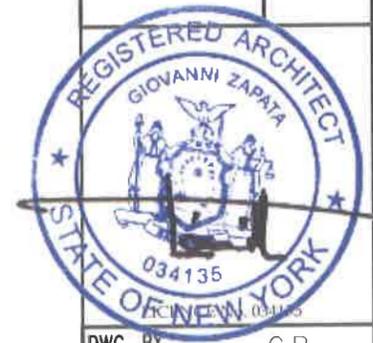
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P 3:35

79 Smith St. Freeport, NY  
 FIRE DAMAGE REPAIR



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JOB No.	25-009
SCALE	AS NOTED
PAGE No.	5 of 7
DWG. No.	A-005

ELEVATION KEY NOTES

E1	VINYL SIDING 1. "MONOGRAM" SMOOTH LAP SIDING BY "SAINT-GOBAIN" (OR VINYL SIDING TYPE TO SELECT) 2. EXPOSURE = 4" RECOMMENDED (TO SELECT) 3. COLOR = "DESERT TAN" 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANUAL.
E1a	VINYL SIDING 1. "MONOGRAM" SMOOTH LAP SIDING BY "SAINT-GOBAIN" (OR VINYL SIDING TYPE TO SELECT) 2. EXPOSURE = 4" RECOMMENDED (TO SELECT) 3. COLOR = "ESPRESSO" 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANUAL.
E2	FRONT WALL 1. VINYL SLAT WALL VINYL COLOR "MAPLE", 2. TOGGLE BOLTS 3. ADHESIVE PANEL JOINT, 4. WALL SCREW.
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY 'GAF' (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER "DESERT ROSE"
E4	WINDOW/DOOR CASING: 1. 5/4"x2" PVC WINDOW/DOOR CASING BY "AZEK" (OR EQUAL) 2. COLOR = SLATE by MONOGRAM OR AZEK SIMILAR COLOR 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'s
E4a	WINDOW/DOOR CASING: 1. WINDOW/DOOR BY "PELLA" (OR EQUAL) 2. COLOR = VINYL WHITE 3. DOUBLE HUNG DOUBLE PANEL GLASS
E5	FASCIAS : 1. 5/4"x6" PVC FASCIAS BY "AZEK" (OR EQUAL). 2. COLOR = SLATE by MONOGRAM OR AZEK SIMILAR COLOR 3. INSTALL AS PER MANU. SPEC.'s
E6	RAKES: 1. 5/4"x6" PVC RAKES BY "AZEK" (OR EQUAL). 2. COLOR = SLATE by MONOGRAM OR AZEK SIMILAR COLOR 3. INSTALL AS PER MANU. SPEC.'s
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "AZEK" (OR EQUAL) CONTINUOUSLY VENTED 2. COLOR = SLATE by MONOGRAM OR AZEK SIMILAR COLOR 3. INSTALL AS PER MANU. SPEC.'s
E8	GUTTERS & LEADERS: 1. 4" Ø HALF ROUND GUTTER TO 3" Ø ROUND LEADERS 2. COLOR = SLATE OR SIMILAR COLOR
E9	VINYL HANDRAIL FINISH: 1. VINYL LEVEL HAND RAIL BY "THE HARRINGTON" (OR EQUAL) 2. COLOR SLATE OR SIMILAR /STYLE TO SELECT BY OWNER 3. INSTALL AS PER MANU. SPEC.'s

E10	GABLE END TRIM: 1. 5/4"x2" GABLE END TRIM BY "AZEK" (OR EQUAL). 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = SLATE by MONOGRAM OR AZEK SIMILAR COLOR 4. INSTALL AS PER MANU. SPEC.'s
E11	12"x24" DECORATIVE VENT (OPTIONAL - CONSULT w/ OWNER)
E12	7-5/8"x2" DECORATIVE METAL COPPING (OPTIONAL - CONSULT w/ OWNER) COLOR+ SLATE by MONOGRAM OR AZEK SIMILAR COLOR
E13	EXIST. LANDING TO BE HARD WASHING EXIST. BRICK FACE
E14	ROOF OVER ENTRANCE: 1. EVERGUARD TPO COVER TAPE ROOF SYST. (OR EQUAL). 2. WATERPROOF MEMBRANE 3. METAL FLASHING RIGID INSULATION
E15	EXIST. CONCRETE FOUNDATION WALL: 1. EXIST. CONCRET FOUND. WALL TO BE POWER WASH. 2. CONCRETE COLOR DO NOT DISTURB
ADDITIONAL ELEVATION NOTES: 1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING	

GRUPO DESIGN

Architecture, Construction, Management  
555 West 42nd Street  
Ph. 917 916 9408 Fax 646 707 3786  
NEW YORK, N.Y. 10036

2025 OCT - 1 P 3:35

RECEIVED  
79 Smith St. Freeport, NY  
FIRE DAMAGE REPAIR



DWG. BY	C.R.
JOB No.	25-009
SCALE	AS NOTED
PAGE No.	6 of 7
DWG. No.	G-001

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2025 OCT -1 P 3:30  
VILLAGE



EXISTING REAR ELEVATION





NO  
PARKING  
ANY  
TIME

EXISTING FRONT ELEVATION 79 SMITH ST.





EXISTING SIDE ELEVATION 79 SMITH ST



EXISTING FRONT ELEVATION 79 SMITH ST.

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2015 OCT - 1 P 3:36  
VILLAGE OF GREAT NECK, N.Y.





EXISTING SIDE ELEVATION 79 SMITH ST.

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2015 OCT -1 P 3:39  
VILLAGE OF GREENWICH, N.Y.

PROPOSED 79 SMITH ST.

85 SMITH ST

STREET VIEW



PROP. FRONT ELEVATION 79 SMITH ST.  
FRONT VIEW

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2015 OCT -1 P 3:30  
PLANNING DEPARTMENT  
MUNICIPALITY OF BIRMINGHAM, AL





NO  
PARKING  
ANY  
TIME



PROP. FRONT ELEVATION STREET VIEW, 79 SMITH ST.



80 Smith Street



84 Smith Street



RECEIVED  
AUG 11 - 1 P. 3: 30



77 Smith Street



85 Smith Street

RECEIVED



Village of Freeport - enQuesta v6 P  
CUSTOMER TRANSACTION RECEIPT

TODAY'S DATE: 10/01/25

CONTROL BATCH # 81352 DATE 10/01/2025  
BATCH # 25501 TIME 15:29  
RECEIPT # 622434 TELLER # 256  
CHECK # OFFICE # 1

ANA S. RODRIGUEZ

SITE PLAN REVIEW BOARD  
Pat

225.00

Payment Received:

CASH 50.00  
CASH 200.00

Total Received 250.00  
Less Payments 225.00

Cash Back 25.00

THANK YOU FOR YOUR PAYMENT

Application Date: 10/21/2025  
Fees Paid: \$225.00

SP# 3859

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 8 LAFAYETTE PL FREEPORT ZONING DISTRICT RES. A  
SECTION SS BLOCK 300 LOT 70 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAME AS OWNER</u>	Name: <u>JUDITH ANDINO</u>
Address: _____	Address: <u>8 LAFAYETTE PL. FREEPORT, NY 11520</u>
Telephone #: _____	Telephone #: <u>516-587-4284</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: 2ND FLOOR ADDITION 23.8' X 11.3'

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

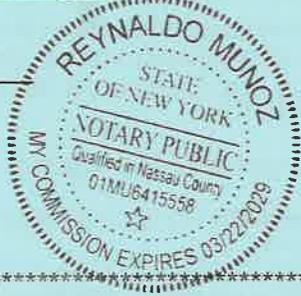
I request a waiver of the public hearing and hereby certify the following:  
A. The subject property is zoned Residence A or Residence AA.  
B. The proposed construction is not a new building or dwelling.  
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village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

APPLICANT'S SIGNATURE  
Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025.  
Notary Public



DATE: 7/21/2025  
RECEIVED  
2025 OCT 21 A 11:58  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, N.Y.

Property Owner's Consent:  
 I, Judith Andino am (are) the owner(s) of the subject property and consent to the filing of this application.  
 PROPERTY OWNER'S SIGNATURE  
Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025.  
Notary Public



DATE: 7/21/2025

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

Updated October 21, 2025

Judith Andino  
8 Lafayette Pl  
Freeport, NY 11520

**RE: 8 Lafayette Pl Freeport, NY**  
**Zoning District – Residence A Sec. 55 Blk. 366, Lot 70**  
**Building Permit Application #20244047**  
**Description: Proposed 2<sup>nd</sup> floor addition 23.8' x 11.3'.**

Dear Sir/Madam.

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

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

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

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

Very truly yours,

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

RECEIVED  
2025 OCT 21 A 11:56  
VILLAGE CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20244047

Location: 8 Lafayette Pl

Applicant: Judith Andino

Description: Proposed 2<sup>nd</sup> floor addition 23.8' x 11.3'.

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: Updated October 21, 2025

*Sergio A. Mauras*

\_\_\_\_\_  
Sergio A. Mauras  
Superintendent of Buildings

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

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2025 OCT 21 A 11:56  
VILLAGE OF FREEPORT  
DEPARTMENT OF BUILDINGS  
46 NORTH OCEAN AVENUE  
FREEPORT, NY 11520

617.20  
Appendix B  
Short Environmental Assessment Form

DEC 3 2024

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 8 Lafayette Place			
Project Location (describe, and attach a location map): 8 Lafayette Place, Freeport NY 11520			
Brief Description of Proposed Action: Second Floor Addition FF Alterations			
Name of Applicant or Sponsor: * Judith Andino		Telephone: (516) 587-4284	
		E-Mail: judrock@yahoo	
Address: * 8 Lafayette Pl.			
City/PO: * Freeport		State: * NY	Zip Code: * 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.109 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.109 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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 2025 OCT 21 A 11:55  
 STATE OF NEW YORK  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION

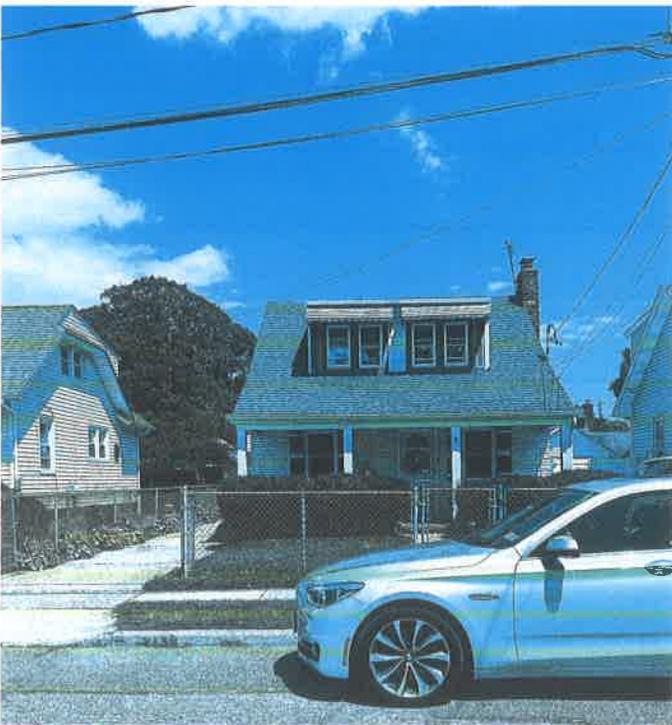
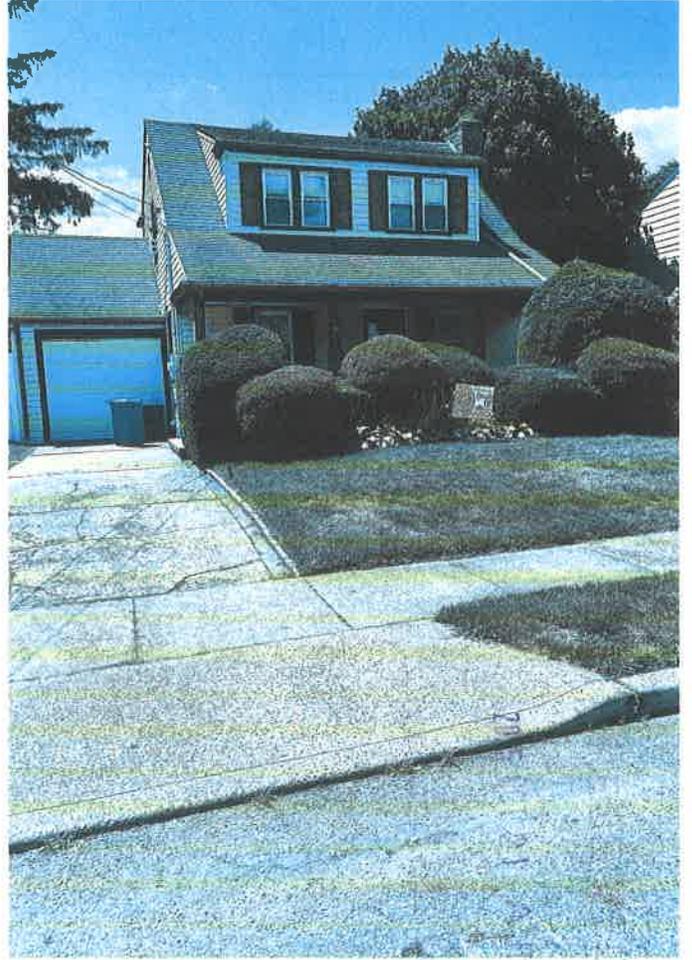
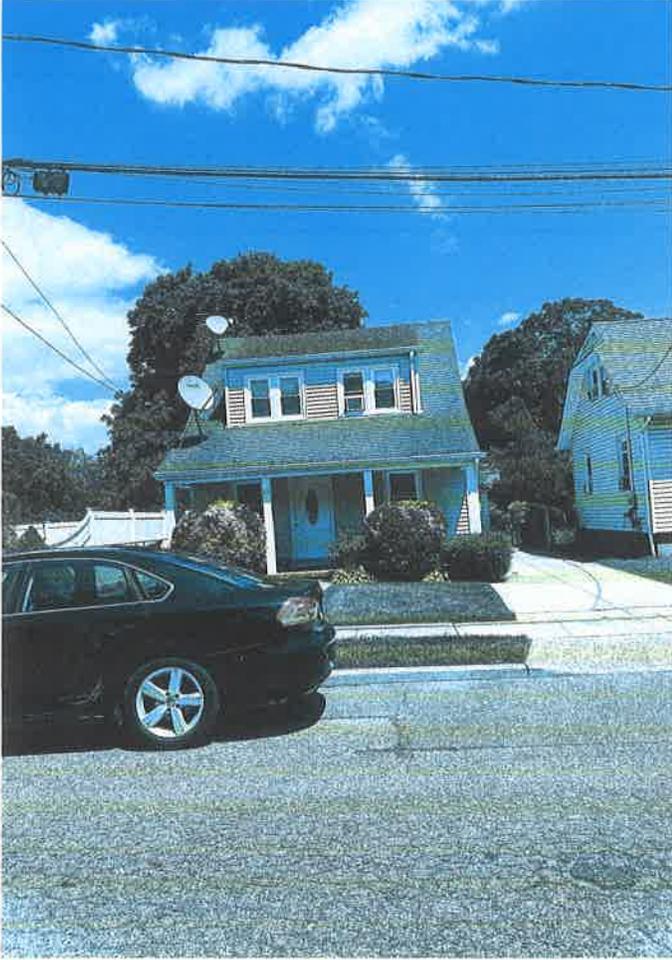
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input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

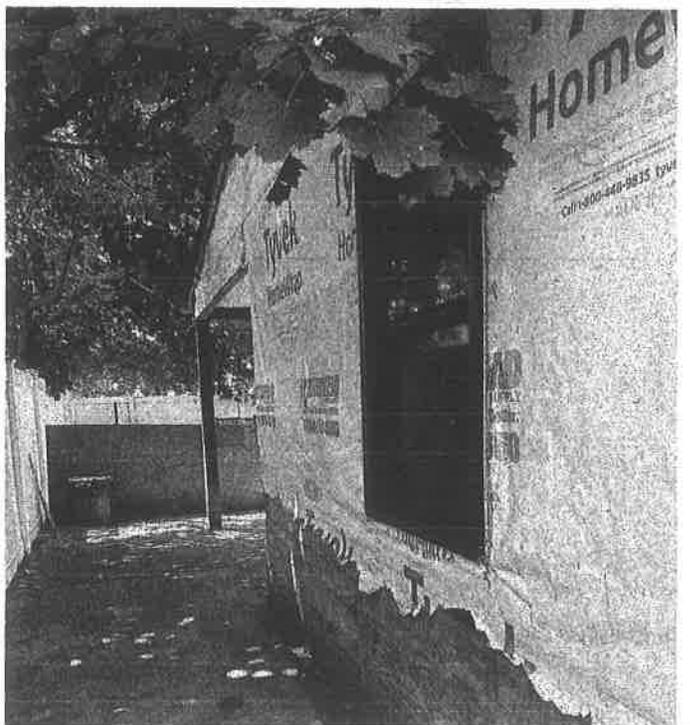
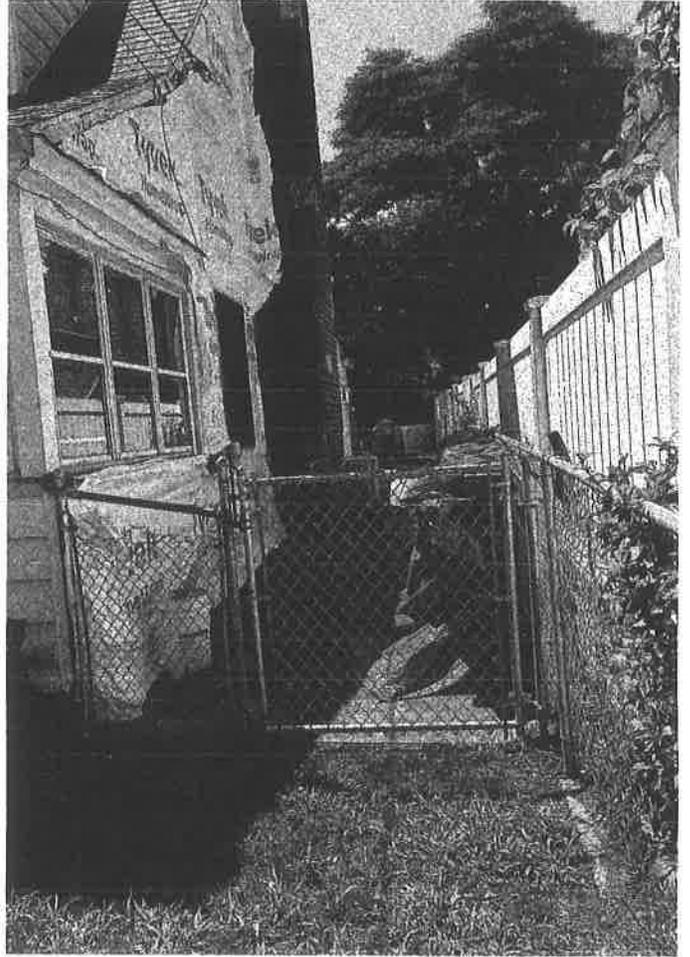
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>* Judith Andino</u>		Date: <u>08/07/24</u>
Signature: <u>[Signature]</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>







# LAFAYETTE PLACE

XCL 31.04

CL 30.84X

BC 30.55  
TC 30.88

CONC. CURB

BC 30.36  
TC 30.81

LAWN

47.00'

CONC. SIDEWALK  
GATE EL 30.98

INDEPENDENCE AVENUE  
(LUMAN AVENUE)

81.00'

GATE EL 31.05

LAWN

CONC. DRIVEWAY  
GATE EL 30.98

LAWN

1.08

1.41 N

1.07

1.18 N



## Genere una muy buena primera impresión.

Garage in Door BK

Una puerta principal es casi imposible de ignorar al entrar a una casa y, para los posibles compradores de vivienda, las primeras impresiones son fundamentales. El atractivo de una casa desde el exterior tiene a crear expectativas sobre el interior y más allá.

De hecho, en una encuesta reciente, **el 44 % de los propietarios afirmaron que era más probable que compraran una casa con una entrada mejorada** y uno de cada tres propietarios dijo que estaba dispuesto a pagar más por ella.<sup>1</sup>

<sup>1</sup>No se garantizan la rentabilidad de las inversiones, el aumento del valor ni el precio de venta. C que encuesta a los agentes inmobiliarios sobre las estimaciones del valor percibido de vivienda: datos de las ventas de viviendas reales. Los resultados pueden variar según la región, el estilo d Therma-Tru y se llevó a cabo por Farnsworth Group, un proveedor de investigación independien

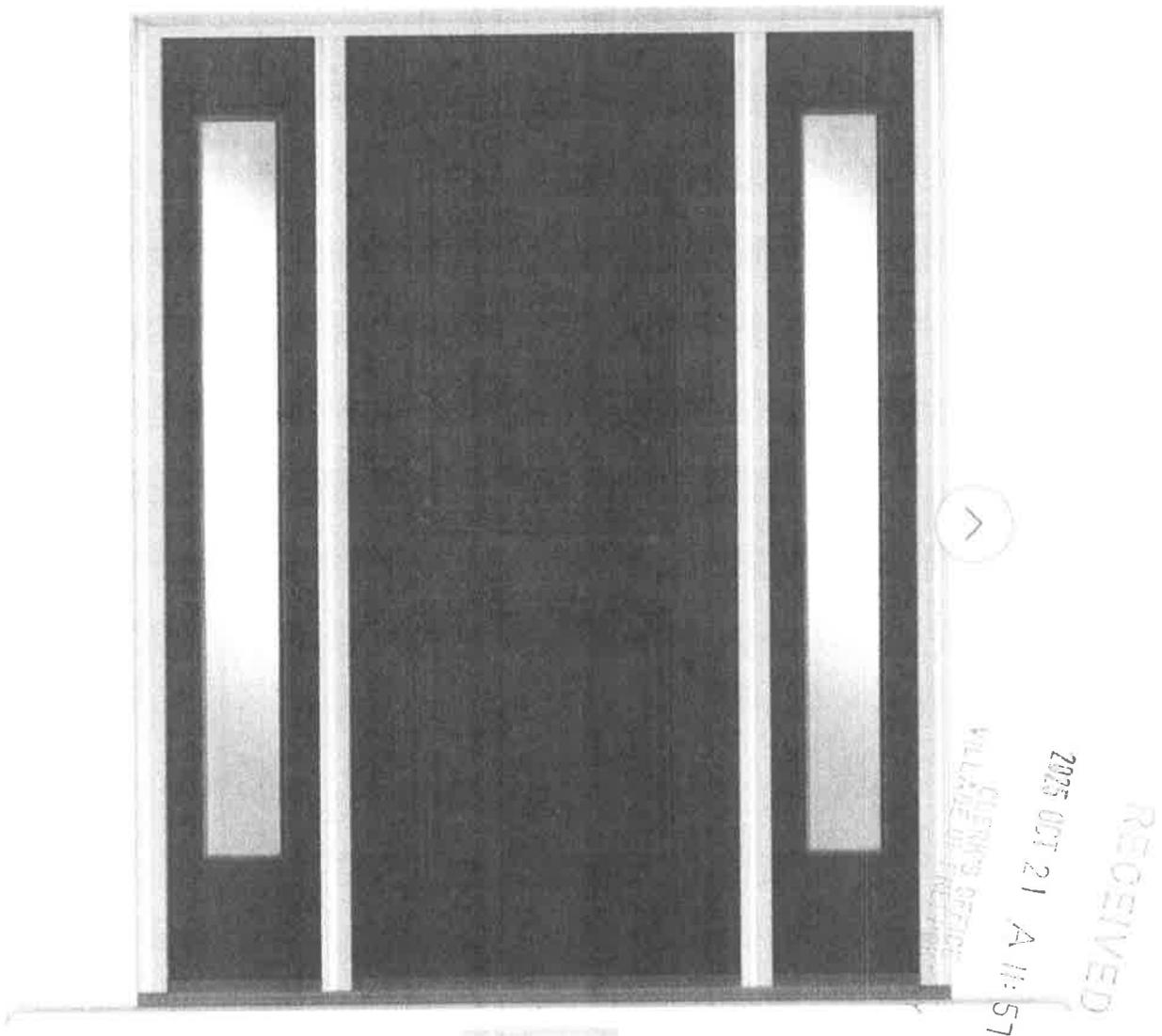
25 OCT 21 A 11:57  
VILLAGE OF THE HILLS  
25 OCT 21



MMI DOOR

**68.5 in. x 81.75 in. Left Hand  
Inswing 2-Panel Arch Painted  
Fiberglass Smooth Prehung Front  
Door with Sidelites**

★★★★★ (11) ∨ Questions & Answers (50)



Ask a question

📦 How soon can I get this delivered

  
Home

  
Shop

  
Me

  
Store Mode

  
Cart

3:57



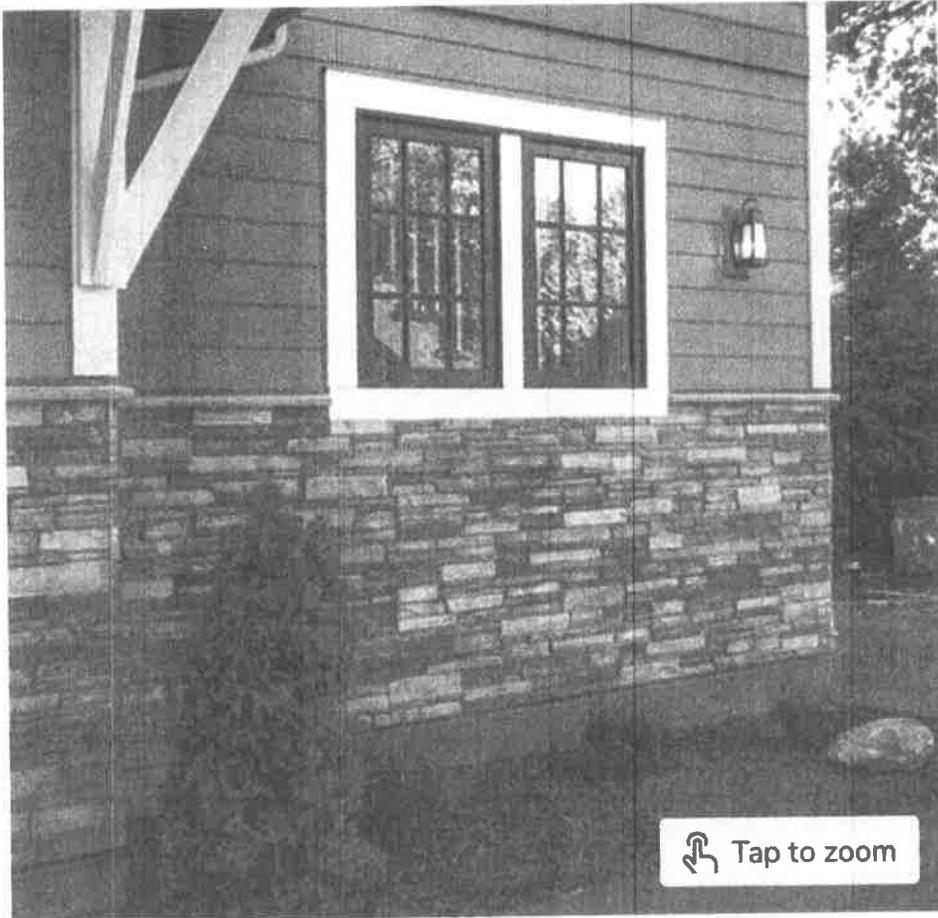
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WAREHOUSE**



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VILLAGE GREEN, FARMINGTON, CT

2025 OCT 21 A 11:57

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ISSUE / REVISION

No. DATE DESCRIPTION

No.	DATE	DESCRIPTION

PROJECT  
8 LAFAYETTE PLACE  
FREEPORT, NY

DATE  
7/14/2024

TITLE  
ELEVATIONS

DATE 7/14/2024

SCALE 1/4" = 1'-0"

DWN BY E.J.

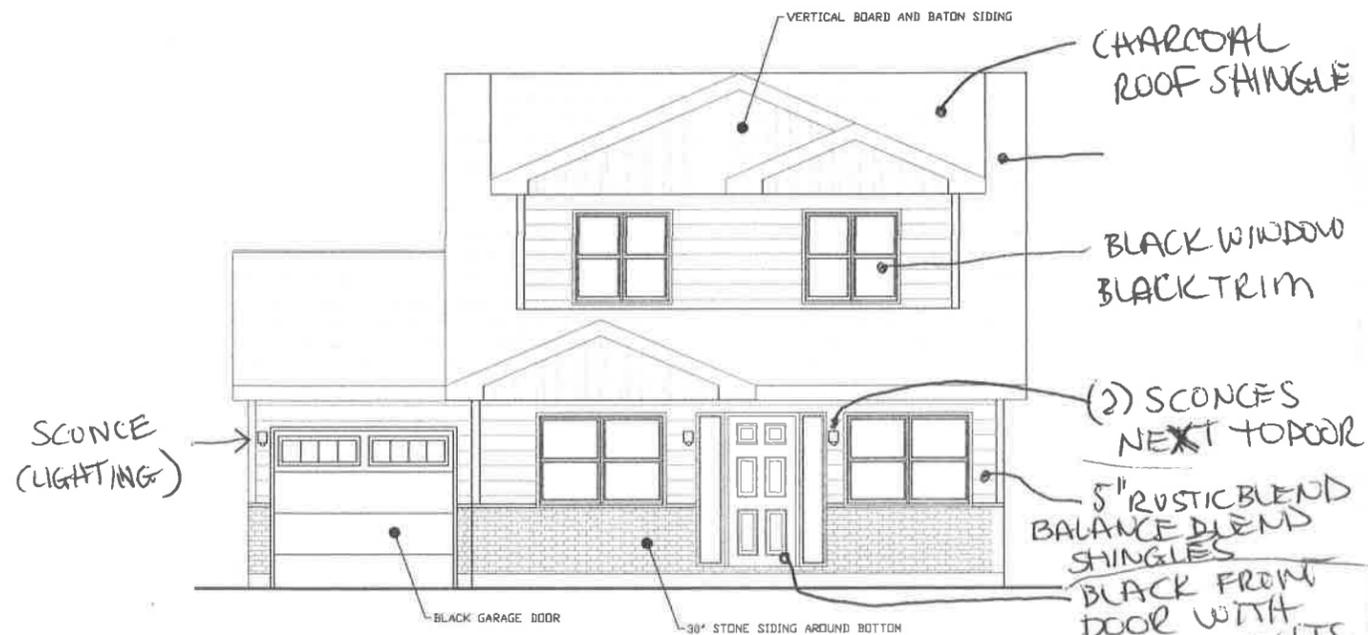
CHECKED BY L.J.

JOB No.

24175

DRAWING No.

A3-3



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

WILLIAM E. REYNOLDS, N.Y.



Application Date: 10/21/2025  
Fees Paid: \$ 460.00

SP# 3860

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

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

**PROPERTY ADDRESS:** 206 Church St Freeport NY **ZONING DISTRICT** Res A  
**SECTION** 62 **BLOCK** 76 **LOT** 42 **LOT SIZE:** \_\_\_\_\_

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>same as owner</u>	Name: <u>Janna Rodriguez</u>
Address: _____	Address: <u>206 Church St Freeport NY 11520</u>
Telephone #: _____	Telephone #: <u>516 709 0334</u>

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

**Present Land Use:** residential **Proposed Land Use:** residential

**Description of Proposed Work:** Proposed one story front addition 1100sf, 2 1/2 story rear addition 6536 SF, new 45 SF front steps and platform with roof, new 20x25 ft Garage, 20x10 ft shed, 2 new cellar entrances and replace existing driveway with 3143 SF circular driveway and pave 2393 SF area on the side of the house.

I request a preliminary meeting:  YES  NO

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

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

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

Janna Rodriguez  
APPLICANT'S SIGNATURE

Oct 20, 2025  
DATE

Sworn to before me this 20  
day of Oct, 2025.

**YOLANDA K. WILLIAMS**  
Notary Public - State of New York  
No. 01W0016538  
Qualified in Nassau County  
My Commission Expires November 8, 2024

Y. Williams  
Notary Public

**Property Owner's Consent:**

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

Janna Rodriguez  
PROPERTY OWNER'S SIGNATURE

Oct 21, 2025  
DATE

Sworn to before me this 21st  
day of October, 2025

**IRIS G. TURCIOS**  
Notary Public, State of New York  
No. 01TU6134720  
Qualified in Nassau County  
Commission Expires December 12, 2025

Iris G. Turcios  
Notary Public

**FOR VILLAGE USE ONLY**

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



**INC. VILLAGE OF FREEPORT**  
**Department of Buildings**  
 46 NORTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520  
 (516) 377-2242  
 FAX (516) 3772493

ROBERT T. KENNEDY  
 MAYOR

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

SERGIO A. MAURAS  
 SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
**October 20, 2025**

Janna Rodriguez  
**206 CHURCH ST, FREEPORT, NY, 11520**

RE: **206 CHURCH ST, FREEPORT, NY, 11520**  
 Zoning District - Res A      SBL: 62 76 42  
 Building Permit Number: BP-25-12

**Description:** Proposed 1 story front addition 118SF, 2 1/2 story rear addition 5,536SF, 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.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras  
 Superintendent of Buildings  
 / Daniela Hernandez

ZBA Approval Needed:  Yes  No

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**VILLAGE OF FREEPORT**  
**Department of Buildings**  
**Recommendation**

**Notice**

**Negative Declaration**

**Positive Declaration**

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

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

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

Project :

Building Permit Number BP-25-12

Location: 206 CHURCH ST, FREEPORT, NY, 11520

Applicant: Janna Rodriguez

Description: Proposed 1 story front addition 118SF, 2 1/2 story rear addition 5,536SF, 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.

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)

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Dated: October 20, 2025

Sergio A. Mauras  
Superintendent of Buildings

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:		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 5,569 SF, 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: Katherine Serrano Sosa		Telephone: 516-640-6498	E-Mail: katherine@rootedarchitecturestudio.com
Address: 38 Glen Cove Rd, 2nd Floor,			
City/PO: Greenvale		State: NY	Zip Code: 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 checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: ZONING REVIEW, AND SITE PLAN REVIEW			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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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 CLERK'S OFFICE

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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<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)

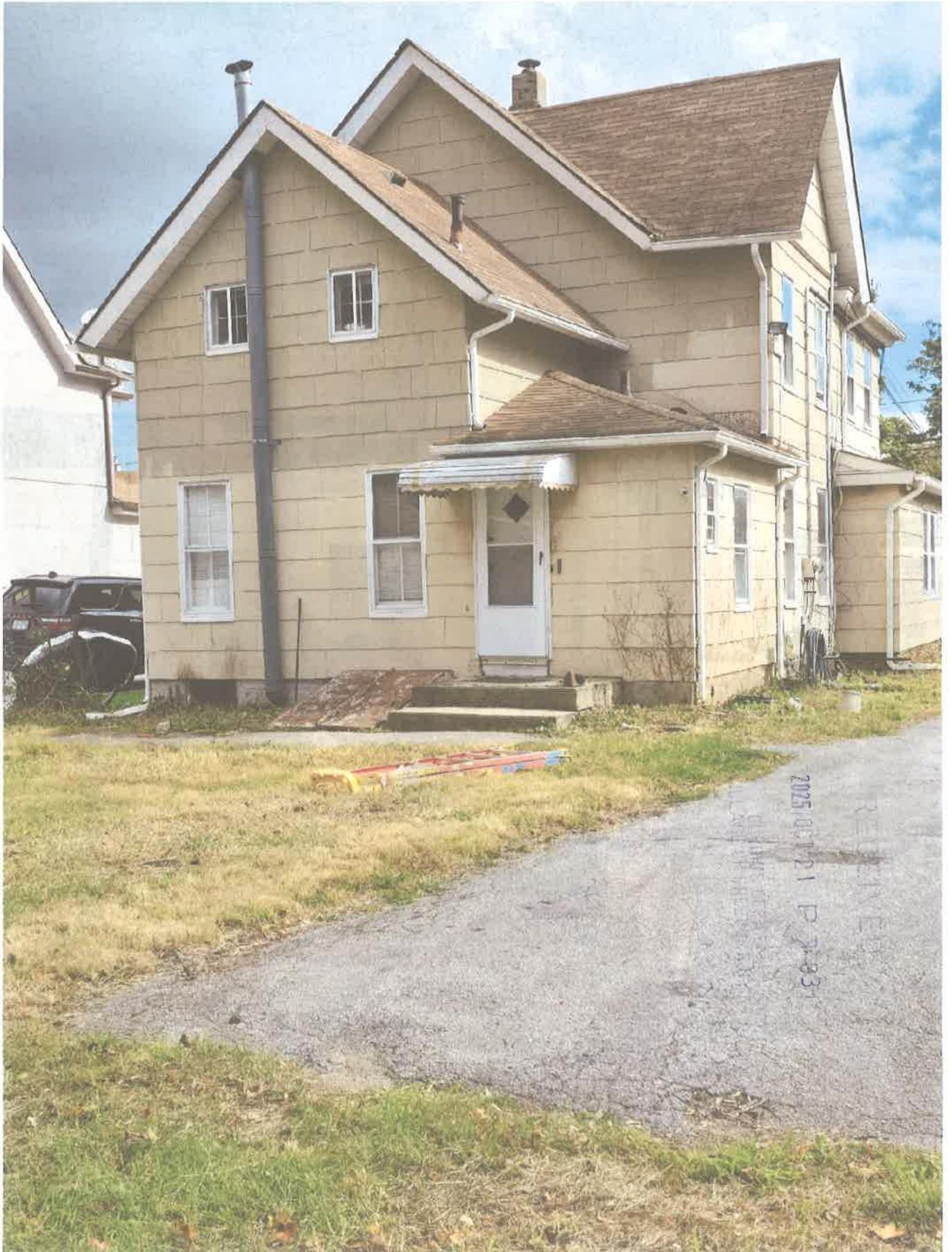
206 Church St front eastside



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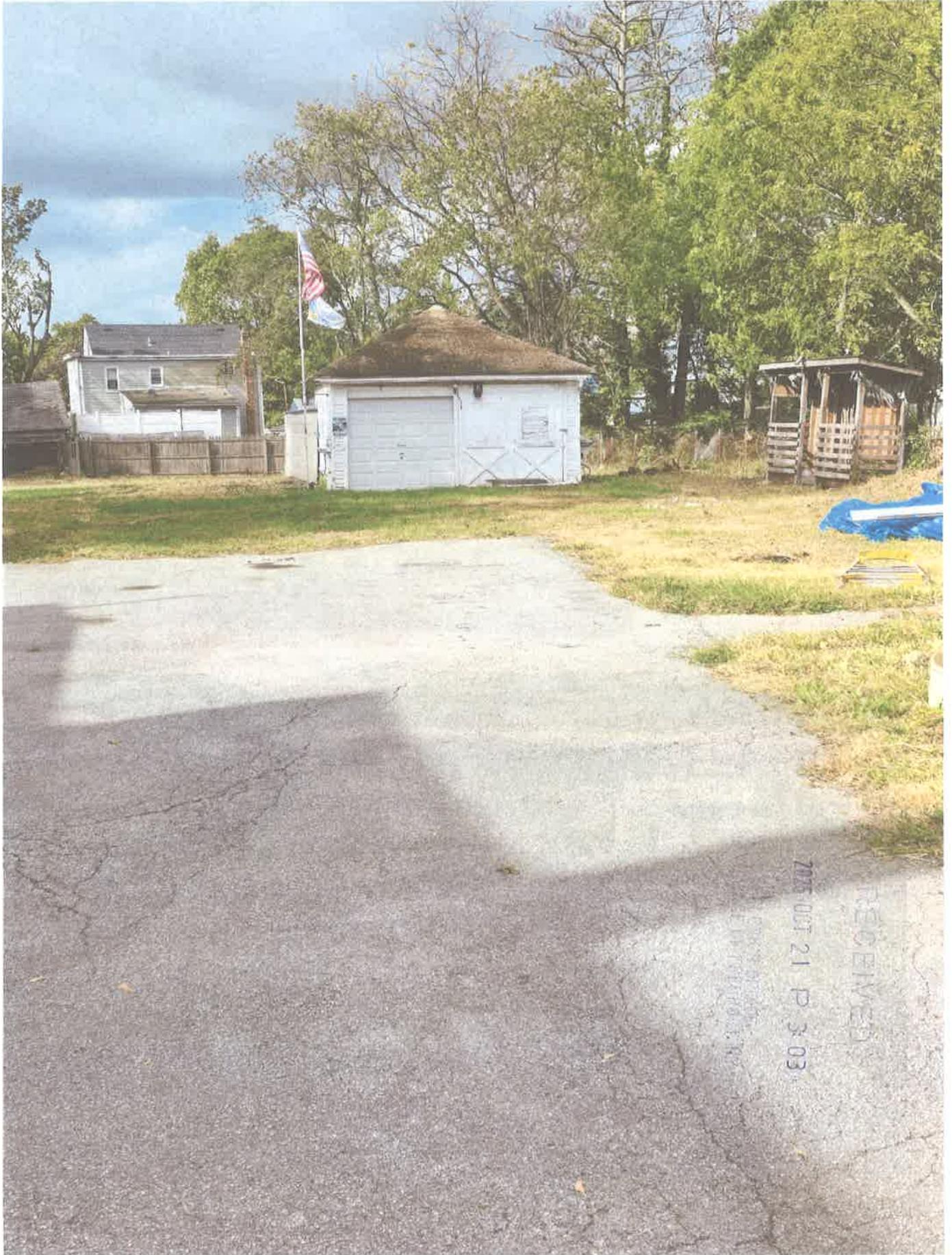
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rear / west side



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Directly in Front of 206 Church Street



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Second house to the right of 206 church st



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VILLAGE OF...

House to the left of 206 Church Street



House directly to the left of 206 Church St





Southside



northside



DRAWN	MM	CHECKED	MM	DATE	MAY 2025	DRAWINGS & JOB NO.	25-520
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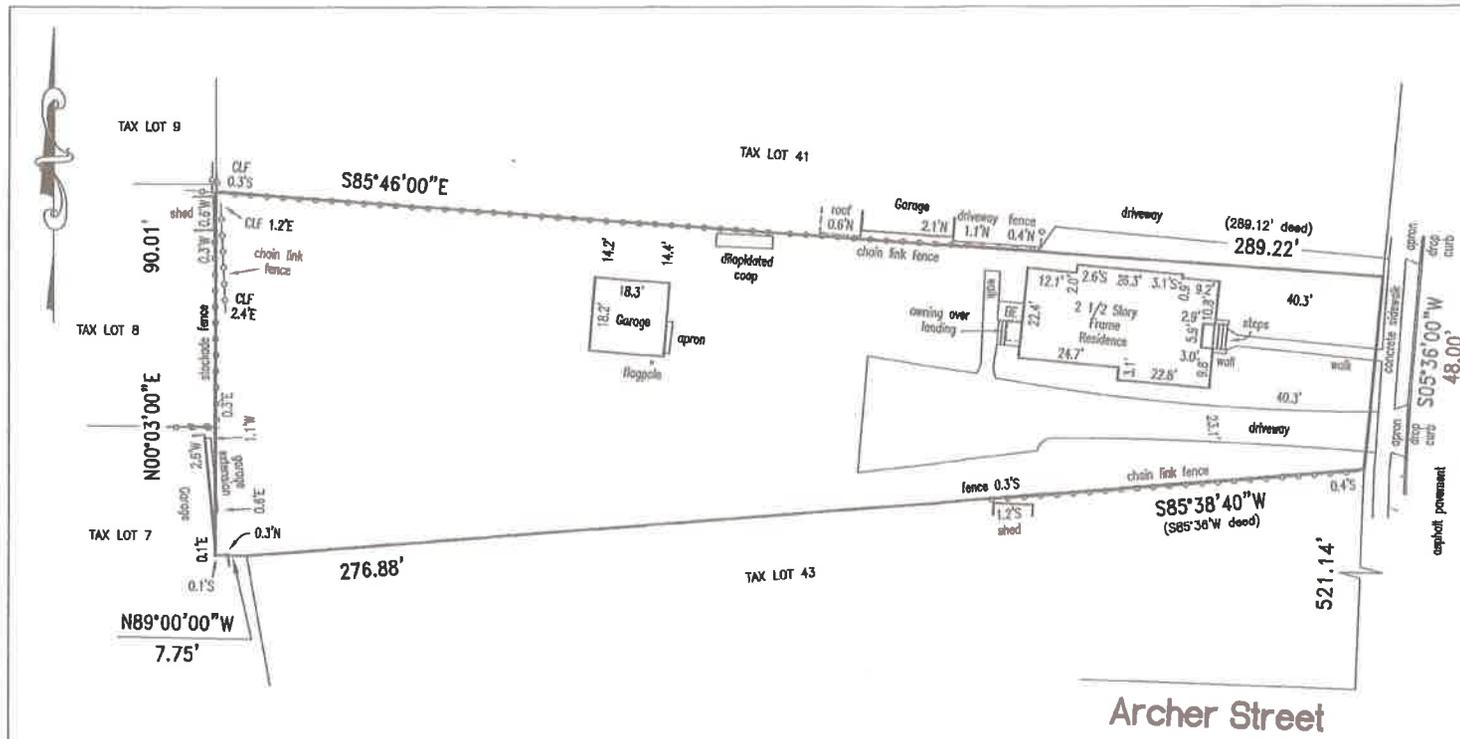
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THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:

# 206 Church Street, Freeport

**Area- 19,812 s.f.**



**Church Street**  
(Raynor Avenue)

**Archer Street**

**Survey of Described Property**

situate in the Incorporated

**Village of Freeport**

Town of Hempstead

Nassau County, New York

Section 62 Block 76 Lot 42

Scale 1" = 30' Surveyed May 23, 2025

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



**Michael W. Minto, L.S.P.C.**

LICENSED PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LICENSE NUMBER 050871

87 Woodview Lane  
Centereach, N.Y. 11720

PHONE/FAX: (631) 580-1202

CELLULAR: (631) 766-9714

EMAIL: mikemintolpc@gmail.com



Certified to:

RAM ABSTRACT CO (RF24462)  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
JANNA P. RODRIGUEZ  
MEADOWBROOK FINANCIAL MORTGAGE BANKERS CORP. ISADA/ATIMA

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## Material Information - Preliminary

\*\*Please note items listed below are preliminary information and may not be final until the project goes into Design Development drawing/Construction Document drawings after BZA and Site Plan approvals.

\*Do note exterior materials will likely be final since Site Plan has to approve of them

- Roof: Atlas StormMaster Shake, color: Silver Mist
- Siding: Westlake Royal Home, Haven Insulated Siding, Board and Batten, color: White
- Exterior Trims: White Azek trim all around including window exterior trim
- Exterior stairs: some are concrete like entry ways, stairs to second floor are wood
- Exterior Basement stairs: poured concrete
- Windows: Aluminum Windows, black exterior, white interior [manufacturer not selected yet]
- Egress well is pre-fabricated [egress pros or equal]
- Interior window trim: 2" wood, color: white
- Exterior Railings: Black Aluminum railings
- Exterior Fence: White PVC
- Exterior pavers: to be selected by client
- Exterior doors to be insulated wood doors, those that are french doors to be with insulated glass, garage door to be standard ones
- Driveway: asphalt
- Landscaping to be coordinated later on
- Flooring Material: for bathrooms use tile, for other rooms use LVP [client to select]

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- Interior Paint: for bathrooms use semigloss [use wall tile where there is showers/tubs on walls], for others use flat, do one coat of primer and one of color [colors selected by client]
- Base: Wood bases painted white
- Framing information:
  - exterior walls to be 2x6 and with R-21 and zip system [final insulation not known until energy code analysis is conducted]
  - for interior walls use 2x4 unless noted otherwise [see wall legend]
  - floor insulation is R-30
  - ceiling is R-49
  - floors to be either 2x10 or 2x12s, structural beams to be LVLs [final calculations not made]
  - columns are 4x4 wood posts in most places except basement use 4" diameter steel columns
  - The roof rafters are 2x12s and so is the ridge
  - Foundation is poured concrete
- Note that walk in closets will require built-ins to be coordinated with client
- Cabinet finishes to be coordinated with client

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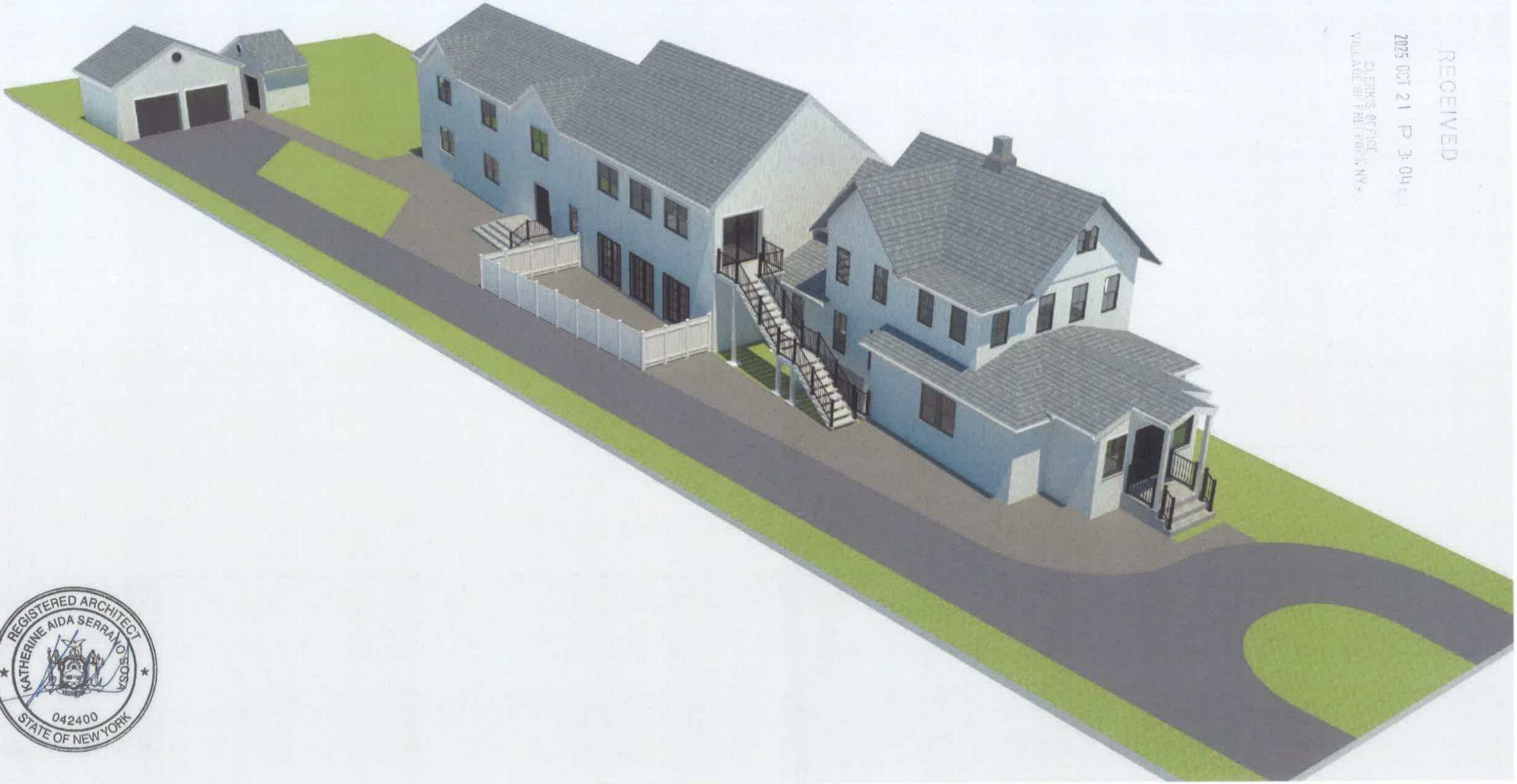
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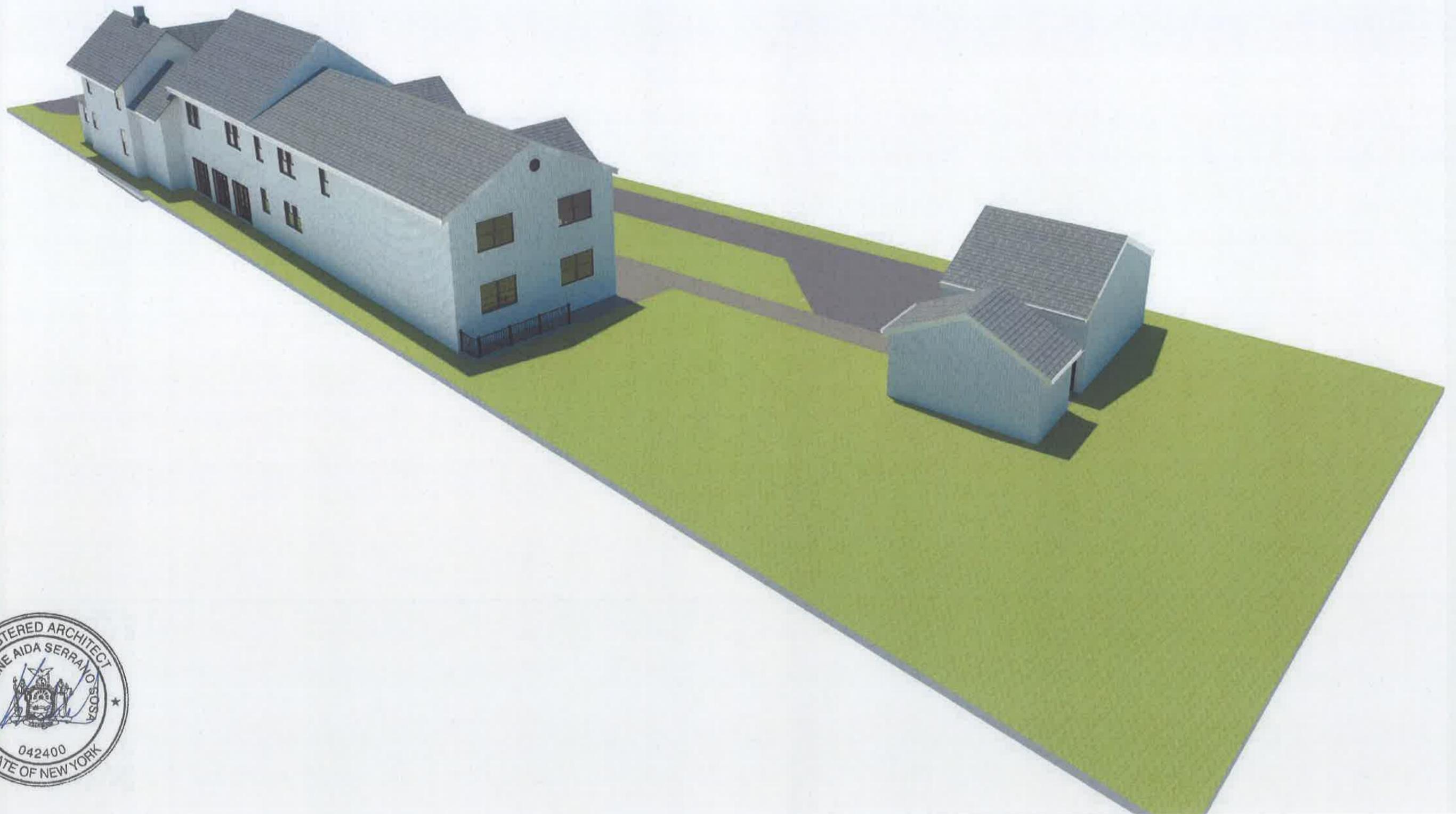
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VILLAGE OF HAGERHOLM, NY

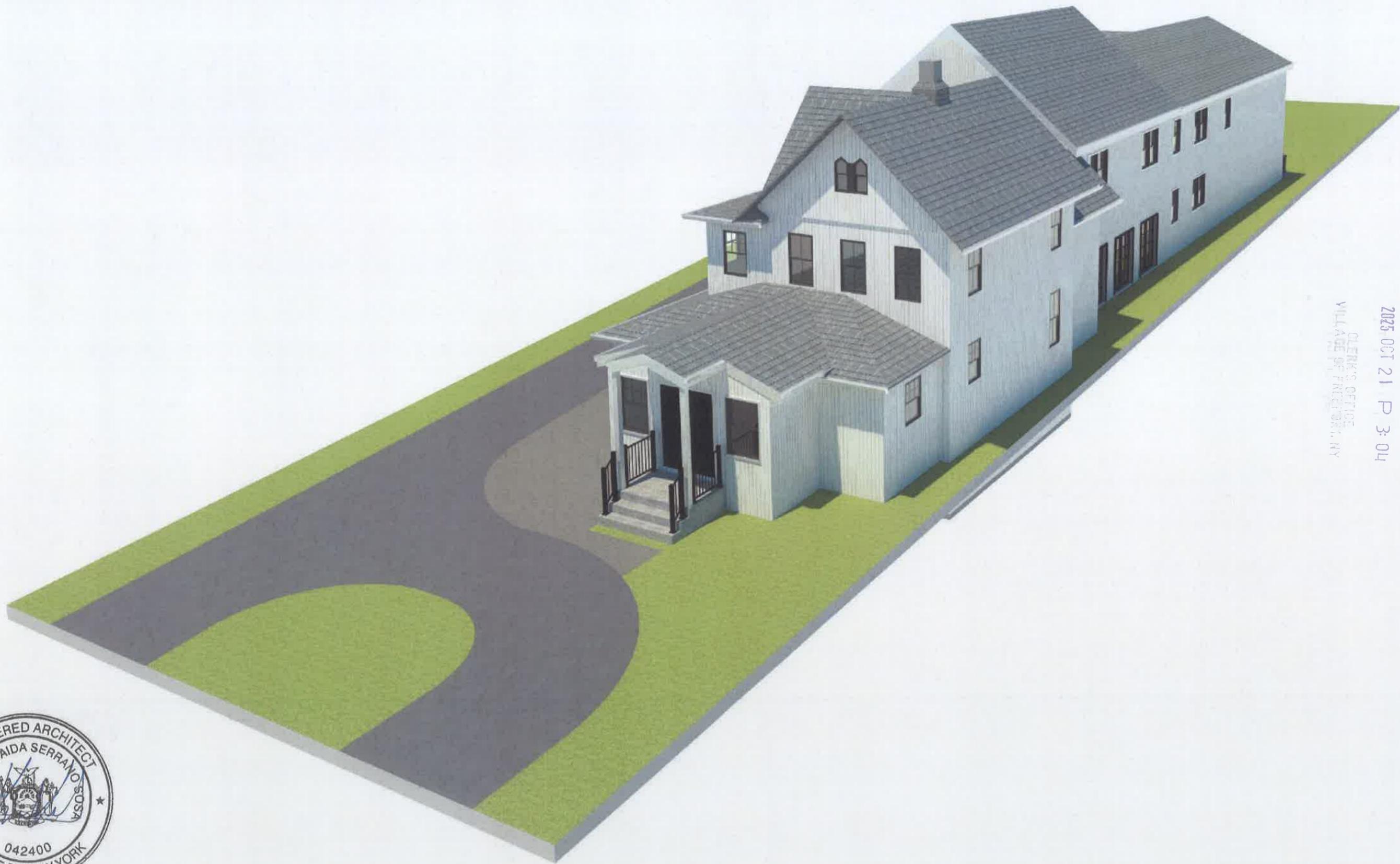
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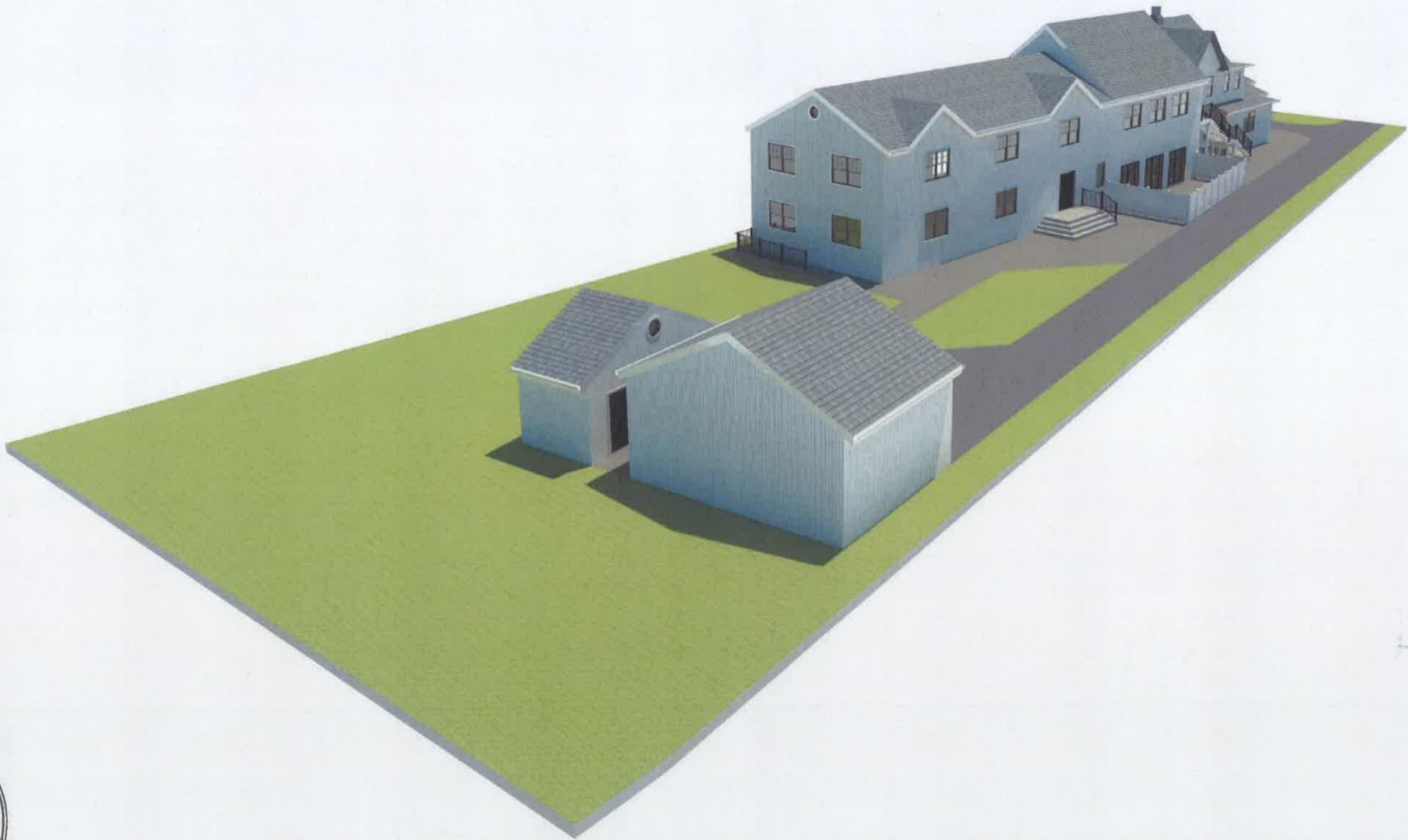


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VILLAGE OF BIRCHTON, NY





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VILLAGE OF GREENWICH, NY

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ARCHITECTS & ENGINEERS  
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DENVER, CO 80202

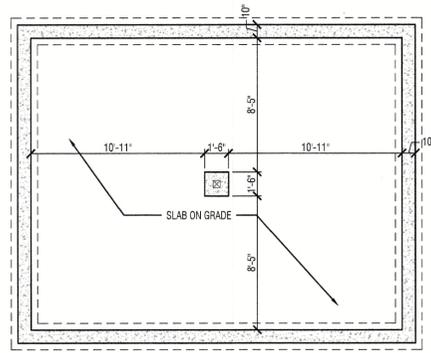


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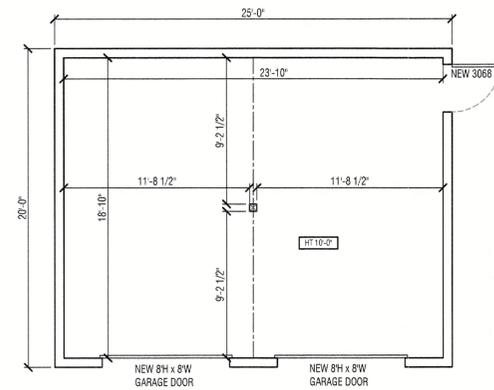
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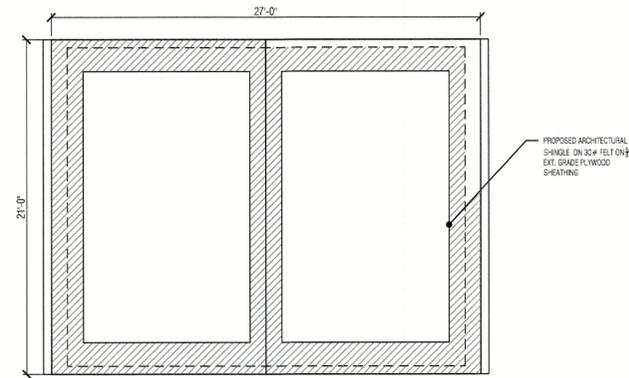




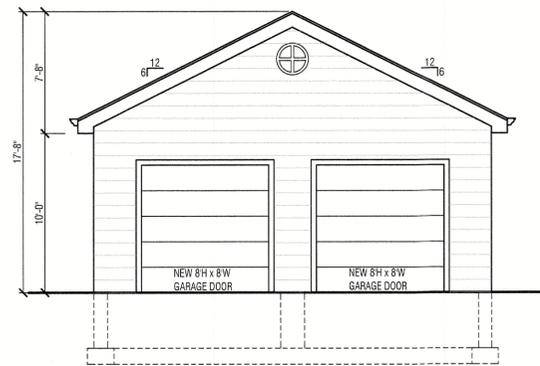
1 PROPOSED GARAGE FOUNDATION PLAN  
3/16" = 1'-0"



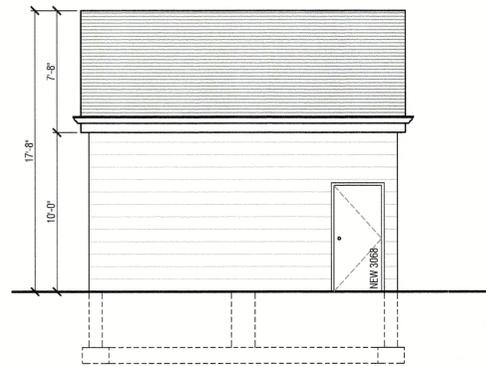
2 PROPOSED GARAGE FLOOR PLAN  
3/16" = 1'-0"



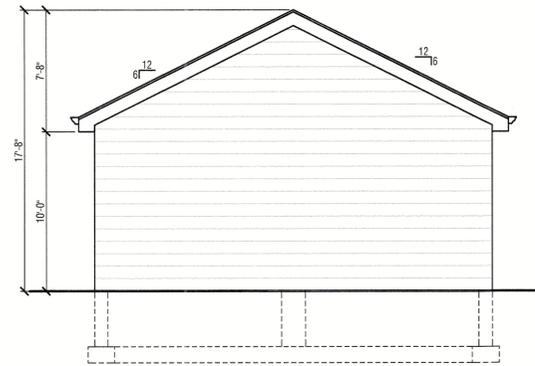
3 PROPOSED GARAGE ROOF PLAN  
3/16" = 1'-0"



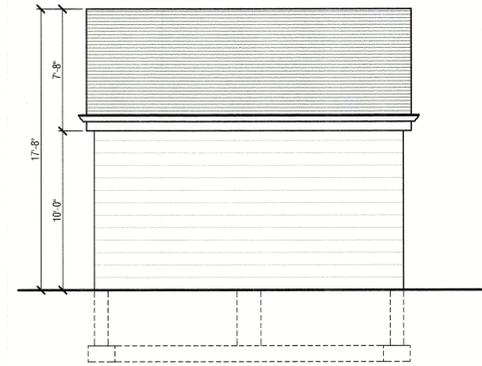
4 PROPOSED GARAGE SOUTH ELEVATION  
3/16" = 1'-0"



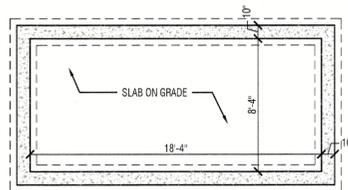
5 PROPOSED GARAGE EAST ELEVATION  
3/16" = 1'-0"



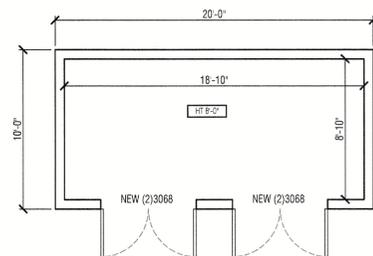
6 PROPOSED GARAGE NORTH ELEVATION  
3/16" = 1'-0"



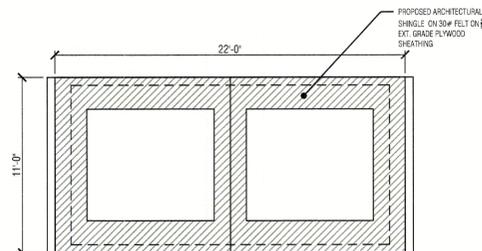
7 PROPOSED GARAGE WEST ELEVATION  
3/16" = 1'-0"



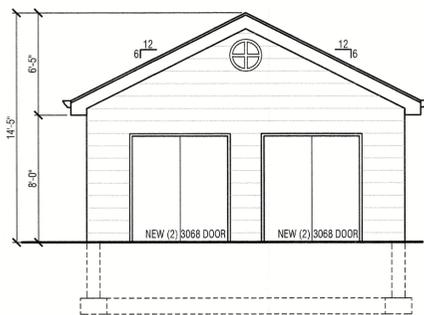
8 PROPOSED SHED FOUNDATION PLAN  
3/16" = 1'-0"



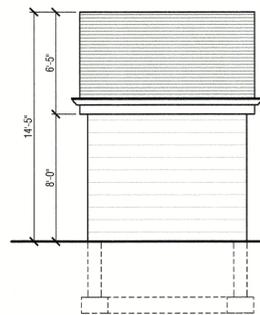
9 PROPOSED SHED FLOOR PLAN  
3/16" = 1'-0"



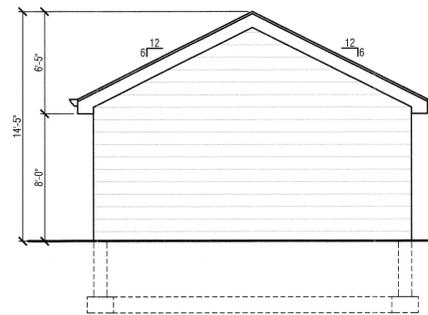
10 PROPOSED SHED ROOF PLAN  
3/16" = 1'-0"



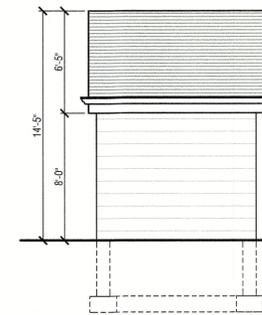
11 PROPOSED SHED SOUTH ELEVATION  
3/16" = 1'-0"



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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No. Date Description

PROJECT

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ADDITIONS  
206 CHURCH STREET,  
FREEPORT, NY 11520

ARCHITECT

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— ARCHITECTURE STUDIO —  
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admin@rootedarchitecturestudio.com

DRAWING TITLE

PROPOSED  
GARAGE AND SHED  
FLOOR PLANS AND  
ELEVATIONS

DATE: 08.07.25  
PROJECT No.: 250651

DRAWN BY: BS  
SCALE: AS NOTED

DWG. No.:

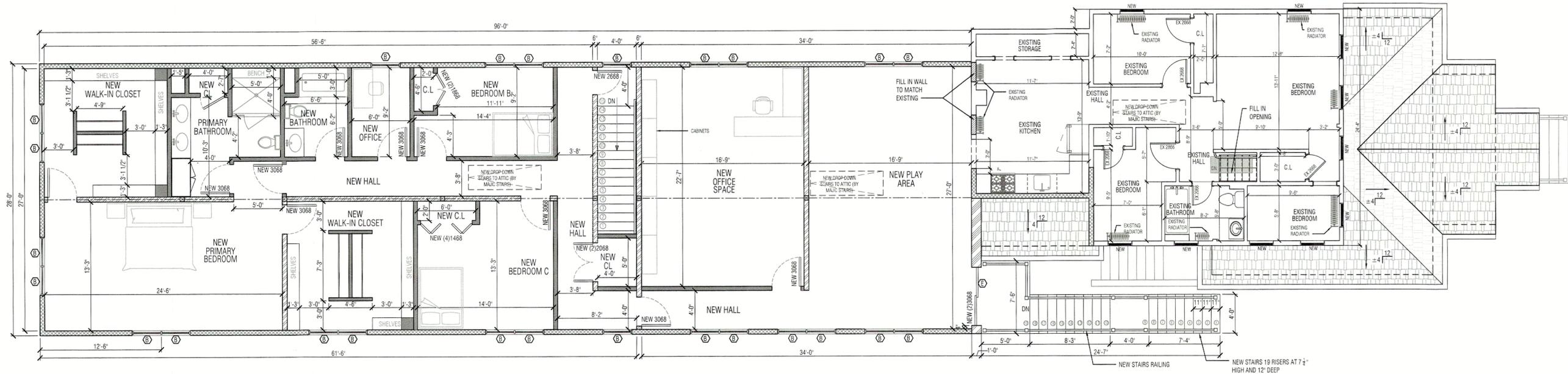
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1 PROPOSED SECOND FLOOR PLAN  
 3/16" = 1'-0"

SECOND FLOOR LIGHT AND AIR CALCULATIONS:

ROOM NAME	AREA	AIR VENT. REQ.	PROVIDED	NATURAL LIGHT REQ.	PROVIDED
PRIMARY BEDROOM	324.62	12.98	23.40	25.97	41.68
NEW BEDROOM B	119.50	4.78	11.70	9.56	20.84
NEW BEDROOM C	169.99	6.80	11.70	13.60	20.84
NEW OFFICE	55.00	2.2	5.85	4.4	10.42
NEW OFFICE SPACE	378.27	15.13	11.70	30.26	20.84
NEW PLAY AREA	522.66	20.90	87.97	41.80	154.3

SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
Ⓢ PRIMARY BEDROOM, BEDROOM B, BEDROOM C, BEDROOM D, NEW OFFICE SPACE, NEW PLAY AREA	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
Ⓢ NEW PLAY AREA	60"	80"	SLIDING 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 LOW-E SMART SUN NO GRILLS AND MUST MEET CRITERIA NOTED ABOVE.

WALL LEGEND:

- EXISTING INTERIOR WALLS / EXTERIOR WALLS (EXTERIOR WALLS TO GET NEW SIDING)
- ▬ NEW INTERIOR WALLS TO BE 2x4 WALL STUDS @ 16" O.C. WITH 1/2" GYP. BOARD ON BOTH SIDES AND ACOUSTICAL INSULATION
- ▨ NEW FILLED IN WALLS TO MATCH EXISTING (TO HAVE AN OPTION TO INCLUDE ACOUSTICAL INSULATION)
- ▩ NEW 8" THICK INTERIOR WALL
- ▧ NEW 6" THICK INTERIOR WALL
- ▦ NEW 12" THICK EXTERIOR WALL
- ▤ NEW 6" EXTERIOR WALLS
- ▣ NEW 12" THICK FOUNDATION WALL

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 No. Date Description

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

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DRAWING TITLE  
**PROPOSED SECOND FLOOR PLAN**

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DATE: 08.07.25  
 PROJECT No.: 250651

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DRAWN BY: BS  
 SCALE: AS NOTED

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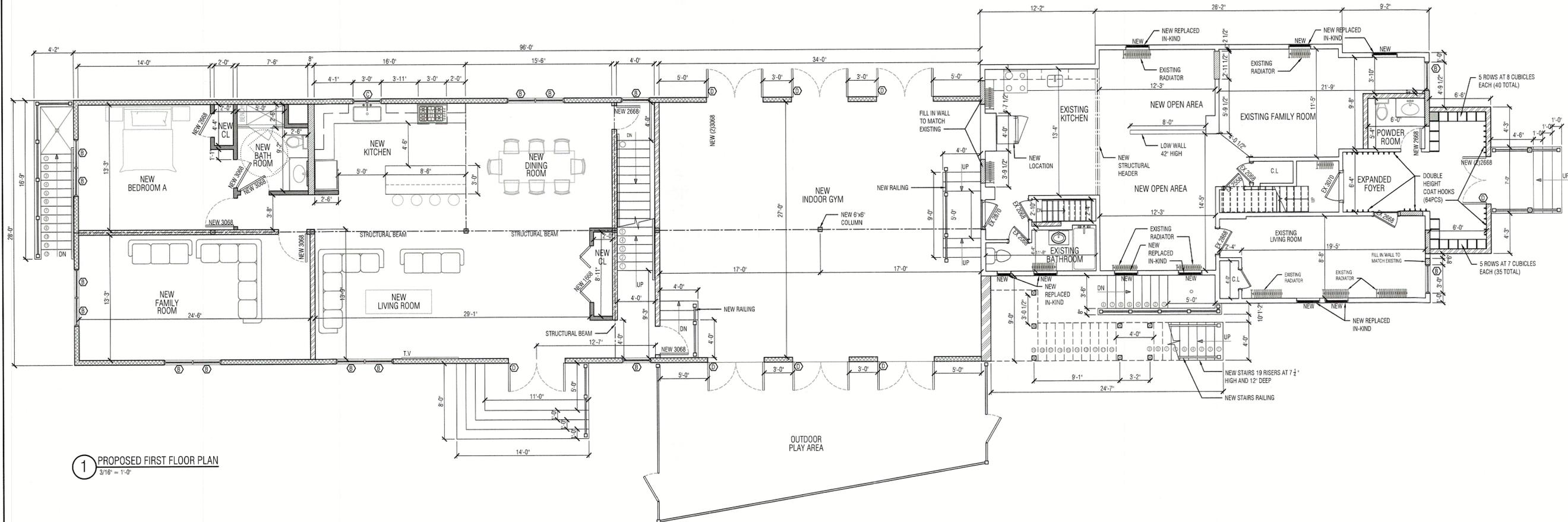
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**A-302.00**

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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:

- EXISTING INTERIOR WALLS / EXTERIOR WALLS (EXTERIOR WALLS TO GET NEW SIDING)
- NEW INTERIOR WALLS TO BE 2x4 WALL STUDS @ 16" O.C. WITH 1/2" GYP. BOARD ON BOTH SIDES AND ACOUSTICAL INSULATION
- NEW FILLED IN WALLS TO MATCH EXISTING (TO HAVE AN OPTION TO INCLUDE ACOUSTICAL INSULATION)
- NEW 8" THICK INTERIOR WALL
- NEW 6" THICK INTERIOR WALL
- NEW 12" THICK EXTERIOR WALL
- NEW 6" EXTERIOR WALLS
- NEW 12" THICK FOUNDATION WALL

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 LOW-E SMART SUN NO GRILLS AND MUST MEET CRITERIA NOTED ABOVE.

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No.	Date	Description
PROJECT		
<b>INNOVATIVE DAYCARE ADDITIONS</b> 206 CHURCH STREET, FREEPORT, NY 11520		
ARCHITECT		
 <b>ROOTED</b> ARCHITECTURE STUDIO Glen Cove, New York 11542 516-640-6498   RootedArchitectureStudio.com admin@rootedarchitecturestudio.com		
DRAWING TITLE		
<b>PROPOSED FIRST FLOOR PLAN</b>		
DATE:	08.07.25	
PROJECT No.:	250651	
DRAWN BY:	BS	
SCALE:	AS NOTED	
DWG. No.:	<b>A-301.00</b>	
SEAL & SIGNATURE:		
		
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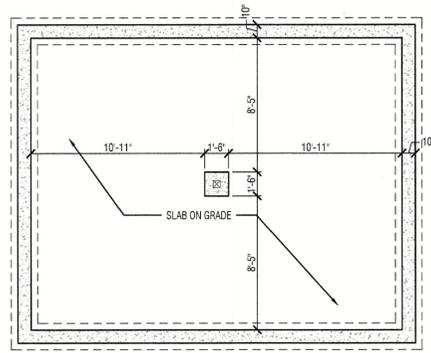




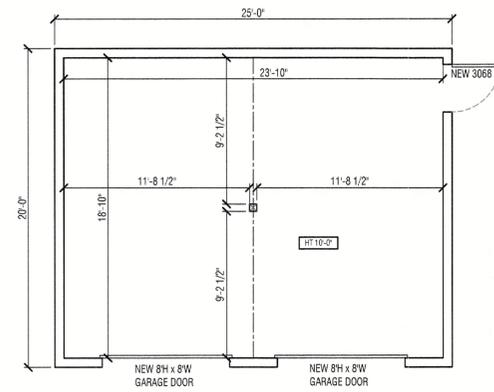




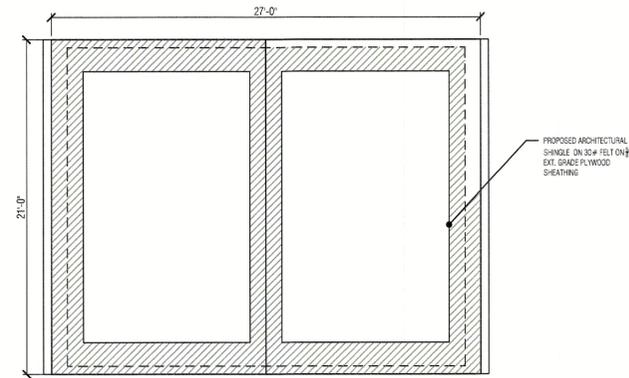




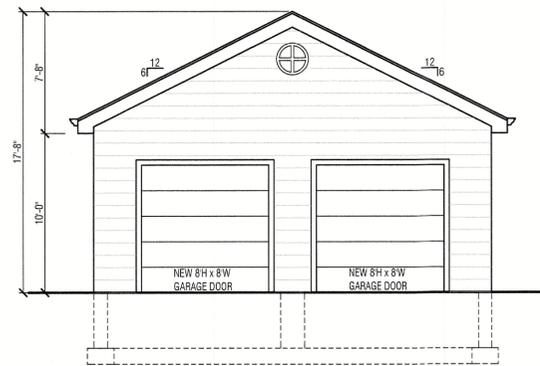
1 PROPOSED GARAGE FOUNDATION PLAN  
3/16" = 1'-0"



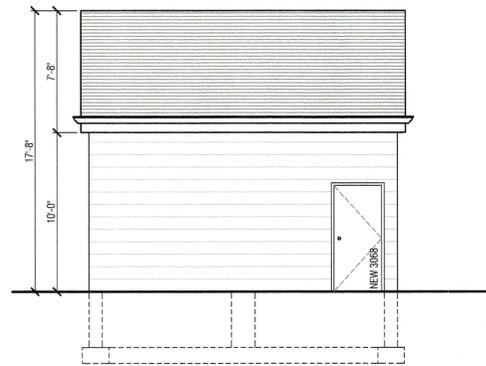
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3/16" = 1'-0"



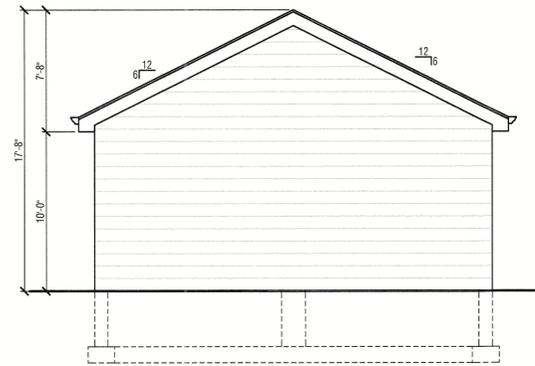
3 PROPOSED GARAGE ROOF PLAN  
3/16" = 1'-0"



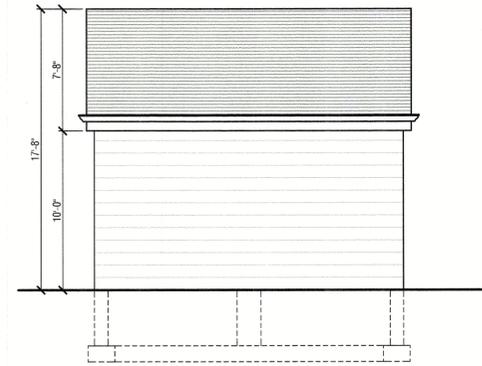
4 PROPOSED GARAGE SOUTH ELEVATION  
3/16" = 1'-0"



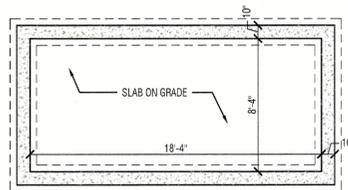
5 PROPOSED GARAGE EAST ELEVATION  
3/16" = 1'-0"



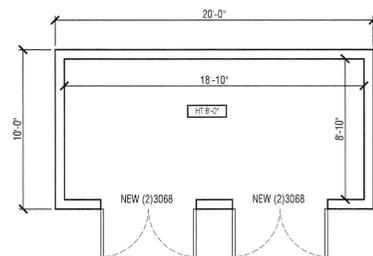
6 PROPOSED GARAGE NORTH ELEVATION  
3/16" = 1'-0"



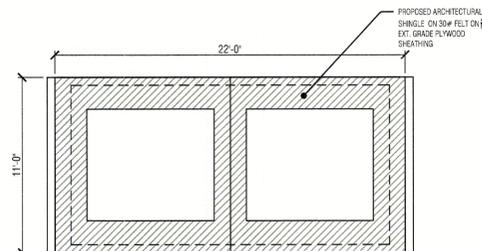
7 PROPOSED GARAGE WEST ELEVATION  
3/16" = 1'-0"



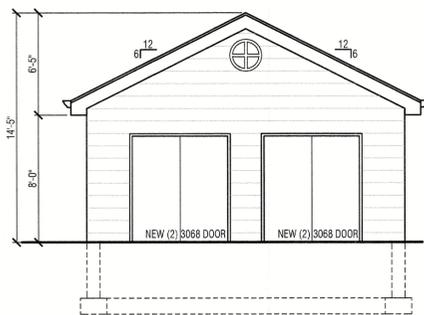
8 PROPOSED SHED FOUNDATION PLAN  
3/16" = 1'-0"



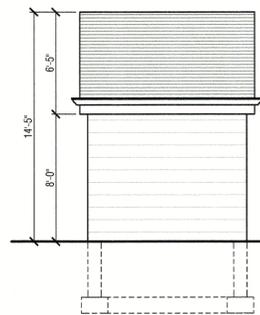
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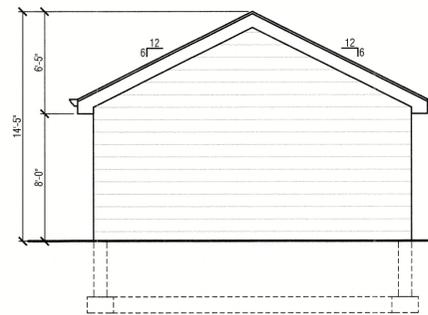
10 PROPOSED SHED ROOF PLAN  
3/16" = 1'-0"



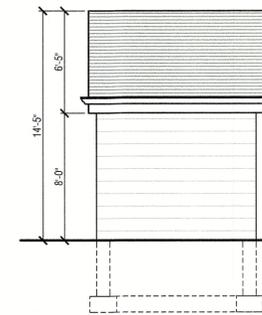
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13 PROPOSED SHED NORTH ELEVATION  
3/16" = 1'-0"



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

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ADDITIONS**  
206 CHURCH STREET,  
FREEPORT, NY 11520

ARCHITECT

**ROOTED**  
— ARCHITECTURE STUDIO —  
Glen Cove, New York 11542  
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admin@rootedarchitecturestudio.com

DRAWING TITLE

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

DATE: 08.07.25  
PROJECT No.: 250651

DRAWN BY: BS  
SCALE: AS NOTED

DWG. No.:

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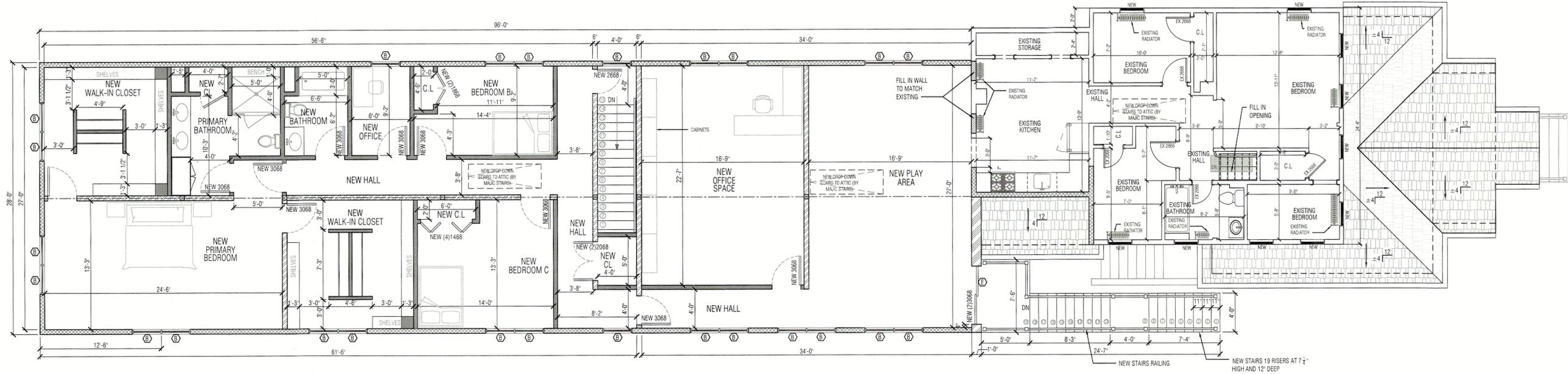
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1 PROPOSED SECOND FLOOR PLAN  
 3/16" = 1'-0"

SECOND FLOOR LIGHT AND AIR CALCULATIONS:

ROOM NAME	AREA	AIR VENT. REQ.	PROVIDED	NATURAL LIGHT REQ.	PROVIDED
PRIMARY BEDROOM	324.62	12.98	23.40	25.97	41.68
NEW BEDROOM B	119.50	4.78	11.70	9.56	20.84
NEW BEDROOM C	169.99	6.80	11.70	13.60	20.84
NEW OFFICE	55.00	2.2	5.85	4.4	10.42
NEW OFFICE SPACE	378.27	15.13	11.70	30.26	20.84
NEW PLAY AREA	522.66	20.90	87.97	41.80	154.3

SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
Ⓞ PRIMARY BEDROOM, BEDROOM B, BEDROOM C, BEDROOM D, NEW OFFICE SPACE, NEW PLAY AREA	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
Ⓞ NEW PLAY AREA	60"	80"	SLIDING 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 LOW-E SMART SUN NO GRILLS AND MUST MEET CRITERIA NOTED ABOVE.

WALL LEGEND:

- EXISTING INTERIOR WALLS / EXTERIOR WALLS (EXTERIOR WALLS TO GET NEW SIDING)
- NEW INTERIOR WALLS TO BE 2x4 WALL STUDS @ 16" O.C. WITH 1/2" GYP. BOARD ON BOTH SIDES AND ACOUSTICAL INSULATION
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- ▨ NEW 8" THICK INTERIOR WALL
- ▨ NEW 6" THICK INTERIOR WALL
- ▨ NEW 12" THICK EXTERIOR WALL
- ▨ NEW 6" EXTERIOR WALLS
- ▨ NEW 12" THICK FOUNDATION WALL

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**INNOVATIVE DAYCARE ADDITIONS**  
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**PROPOSED SECOND FLOOR PLAN**

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DATE: 08.07.25  
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 SCALE: AS NOTED

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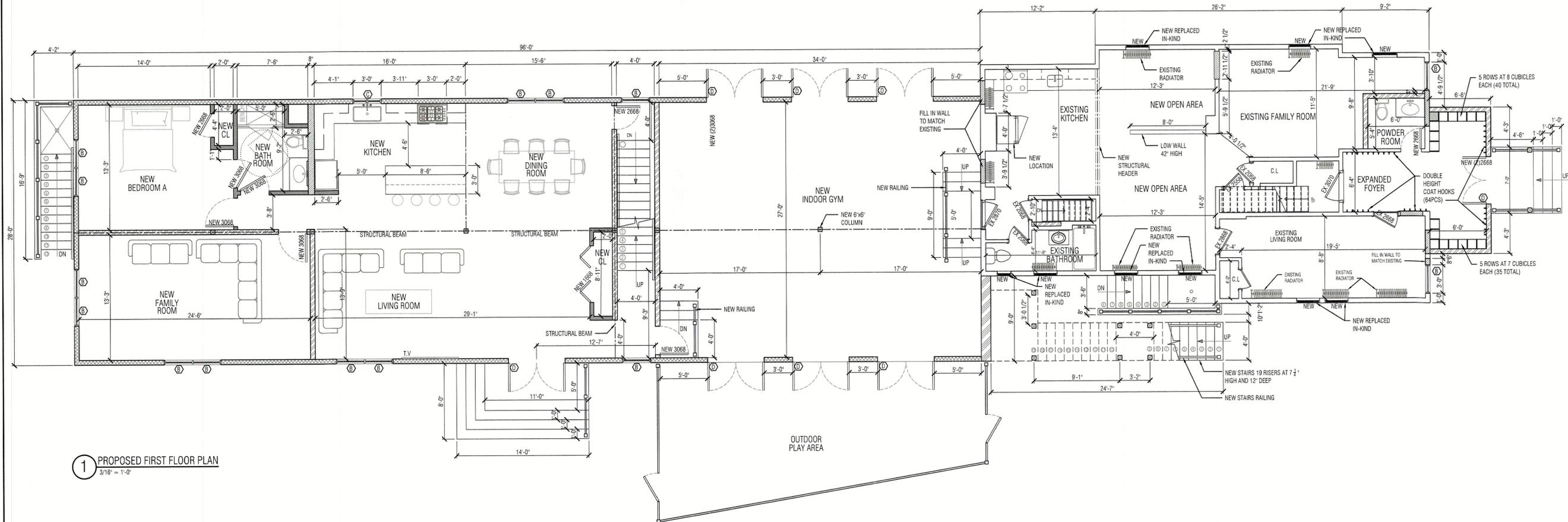
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1 PROPOSED FIRST FLOOR PLAN  
 3/16" = 1'-0"

GROUND FLOOR LIGHT AND AIR CALCULATIONS:

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Ⓞ 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
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DWG. No.:  
**A-301.00**

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