

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

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project:		ADDITION AND NEW CONSTRUCTION	
Project Location (describe, and attach a location map): 206 CHURCH ST, FREEPORT NY 11520			
Brief Description of Proposed Action: Proposed 1 story front addition 118SF, 2 1/2 story rear addition 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 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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ will have drywells	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Katherine Serrano Sosa	Date: 9/8/25	
Signature: 		

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

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

<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)

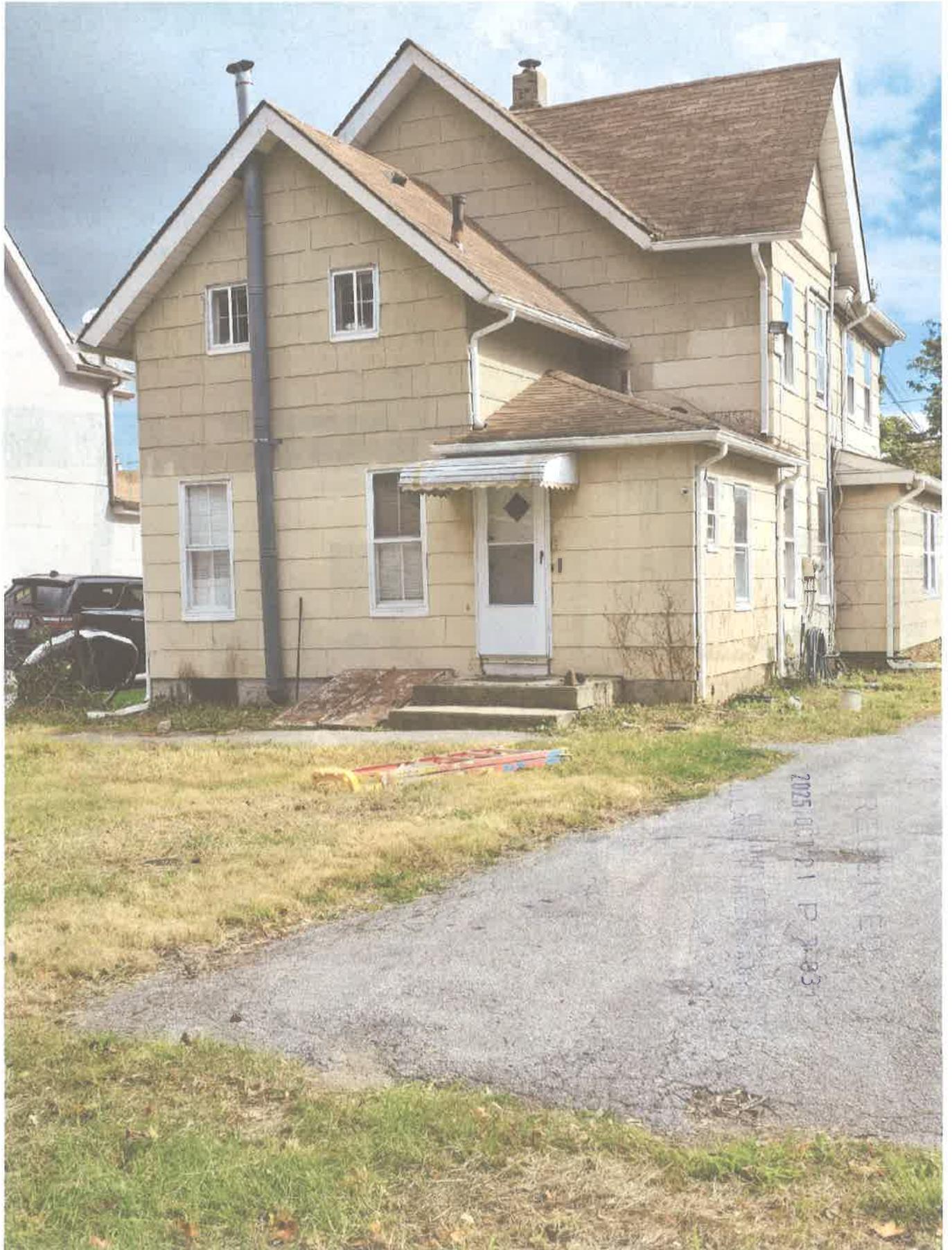
206 Church St front eastside



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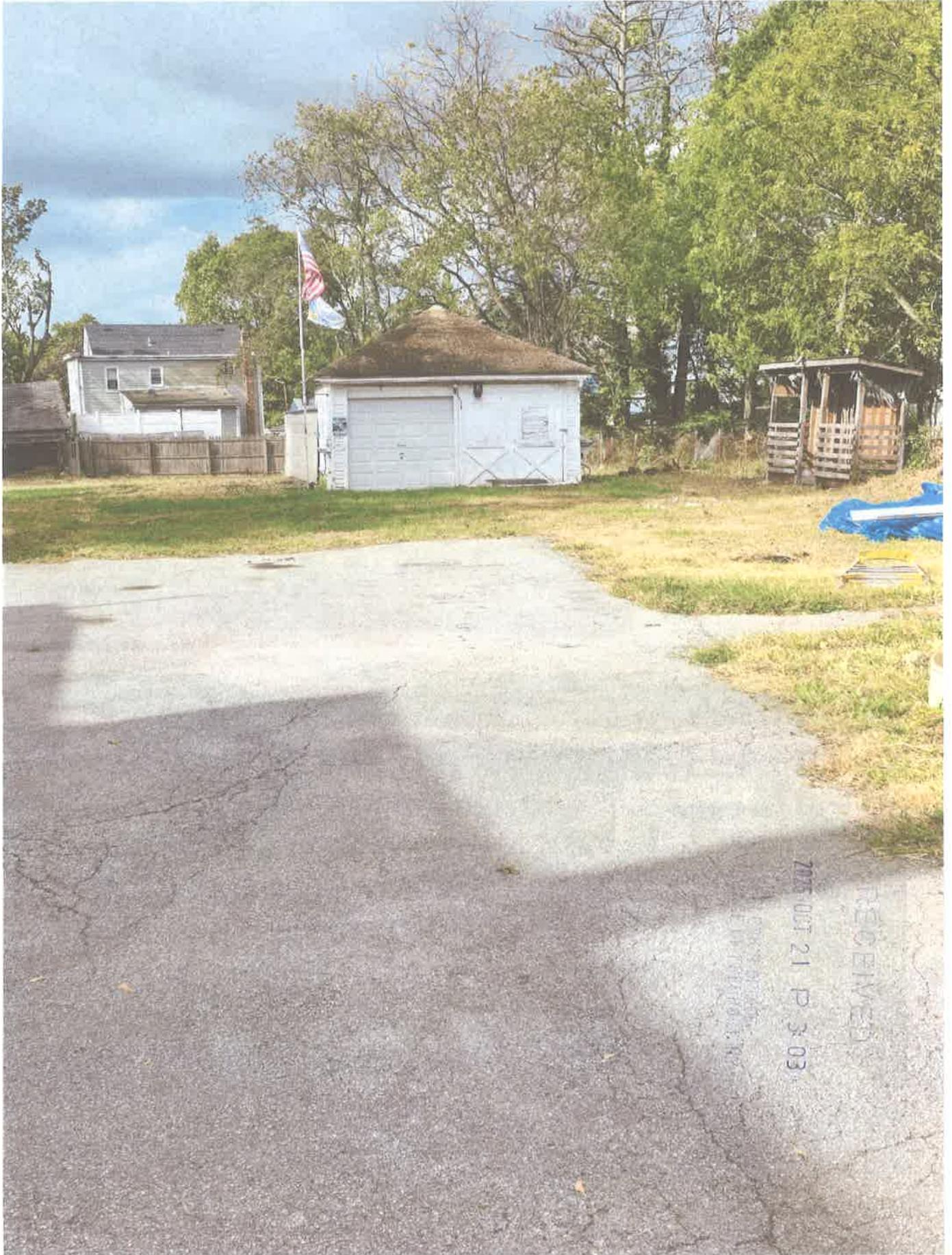
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rear / west side



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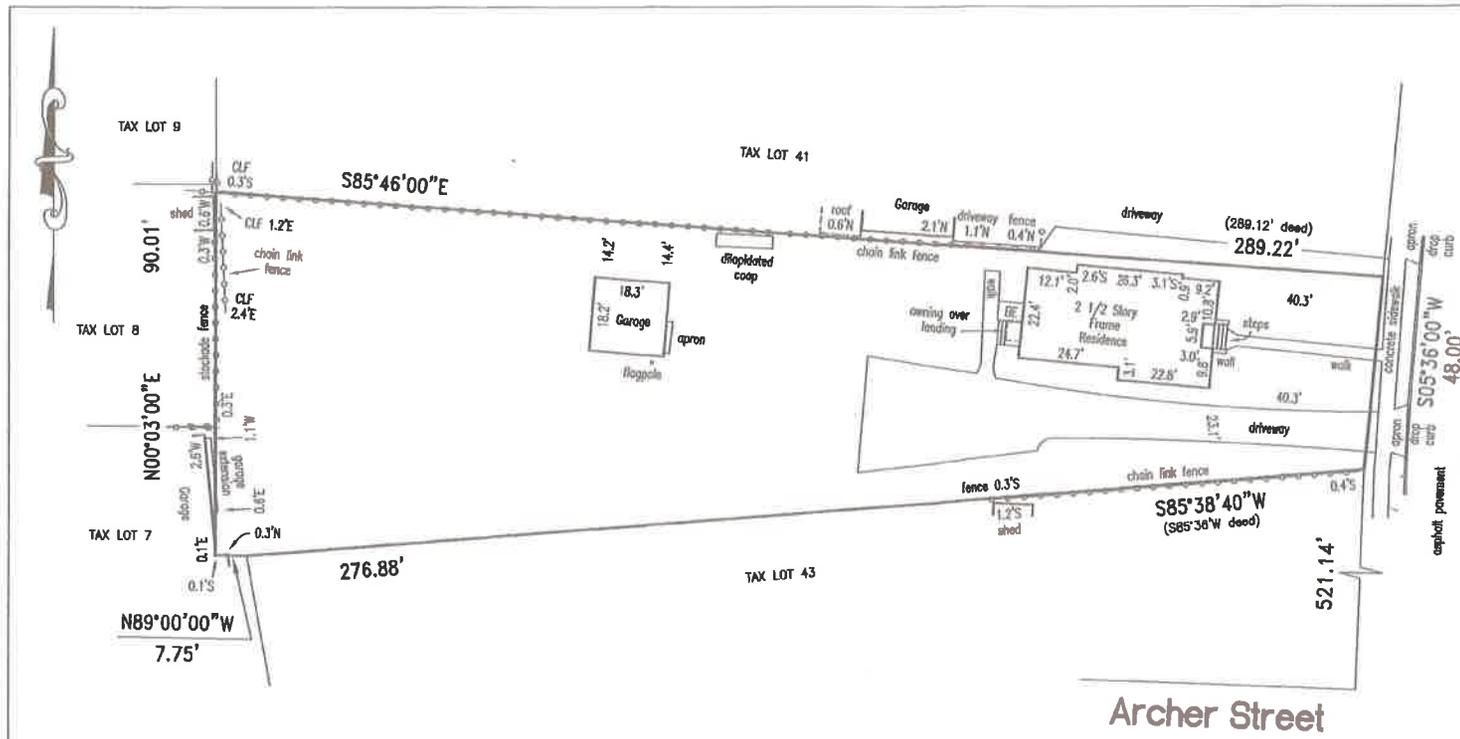
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.

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



Certified to:

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



(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



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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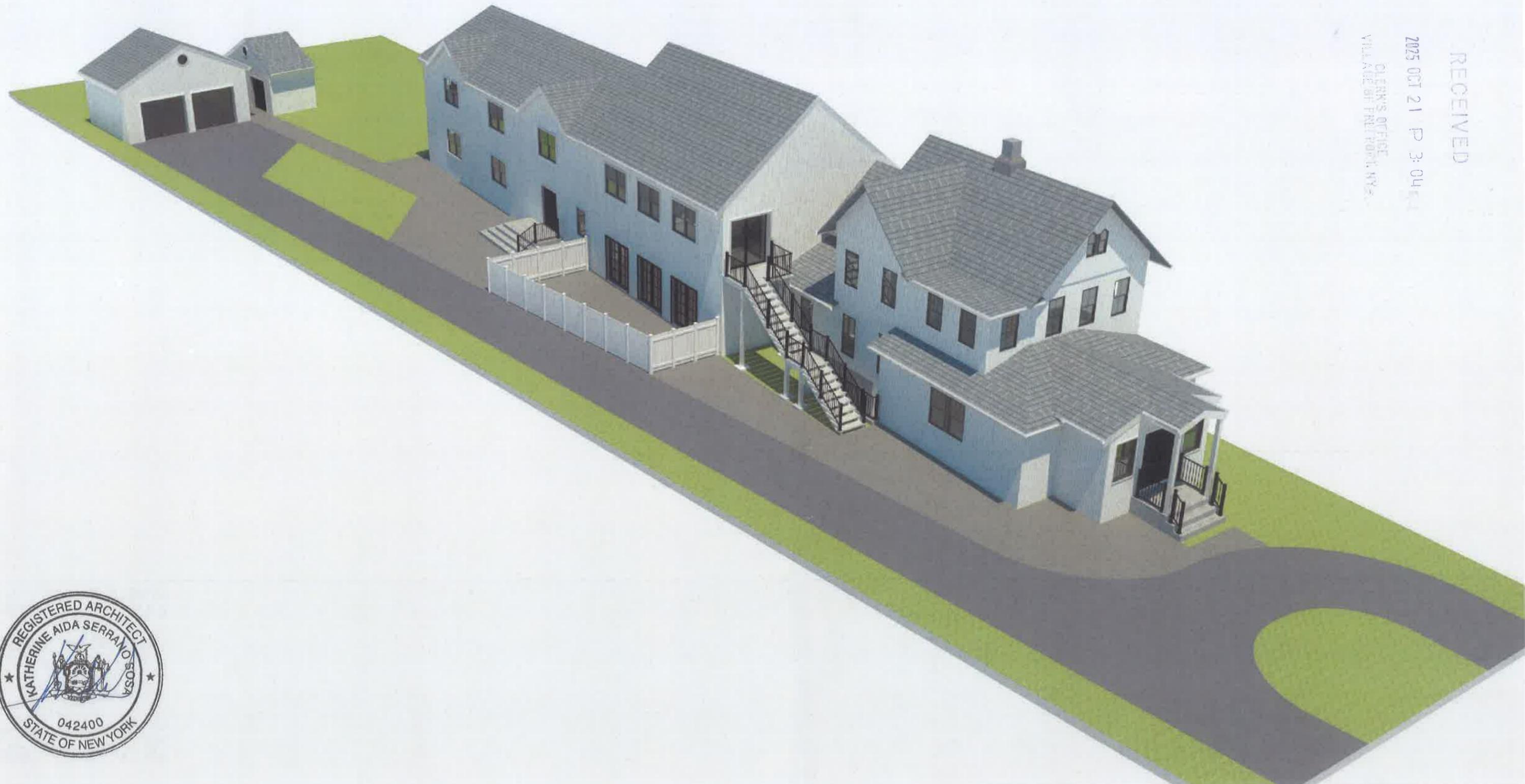
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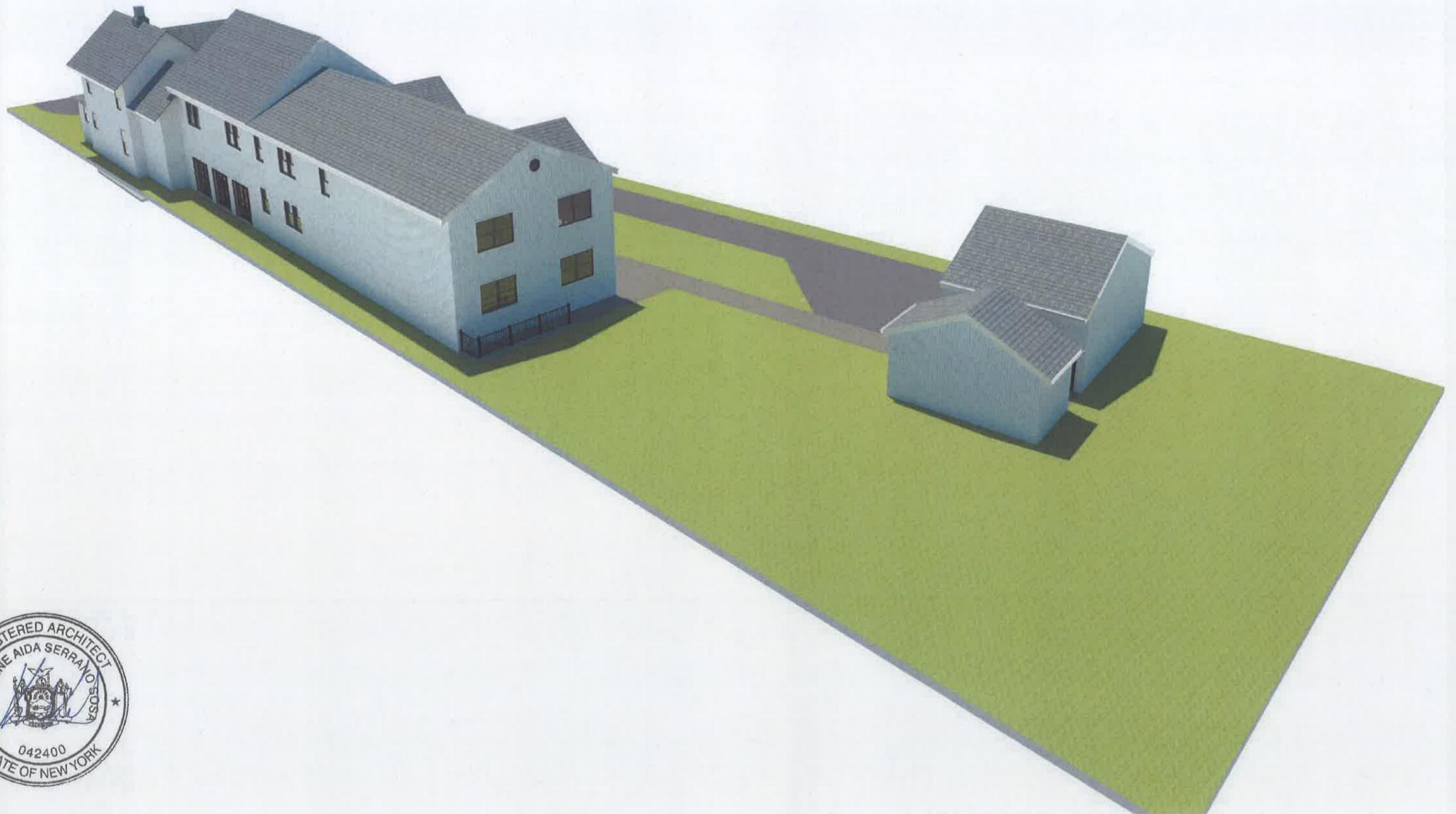
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VILLAGE OF HAGERHOLM, NY

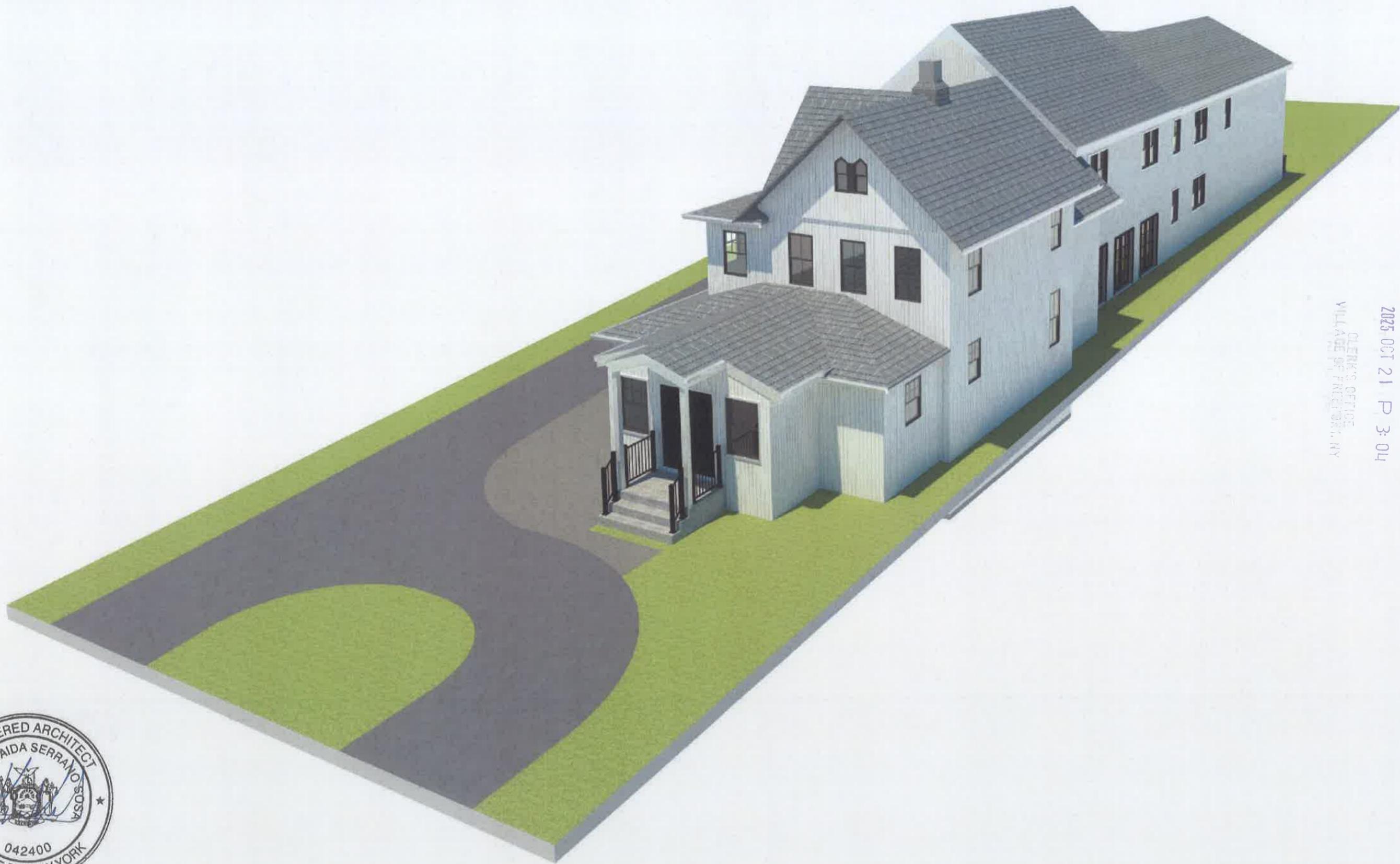
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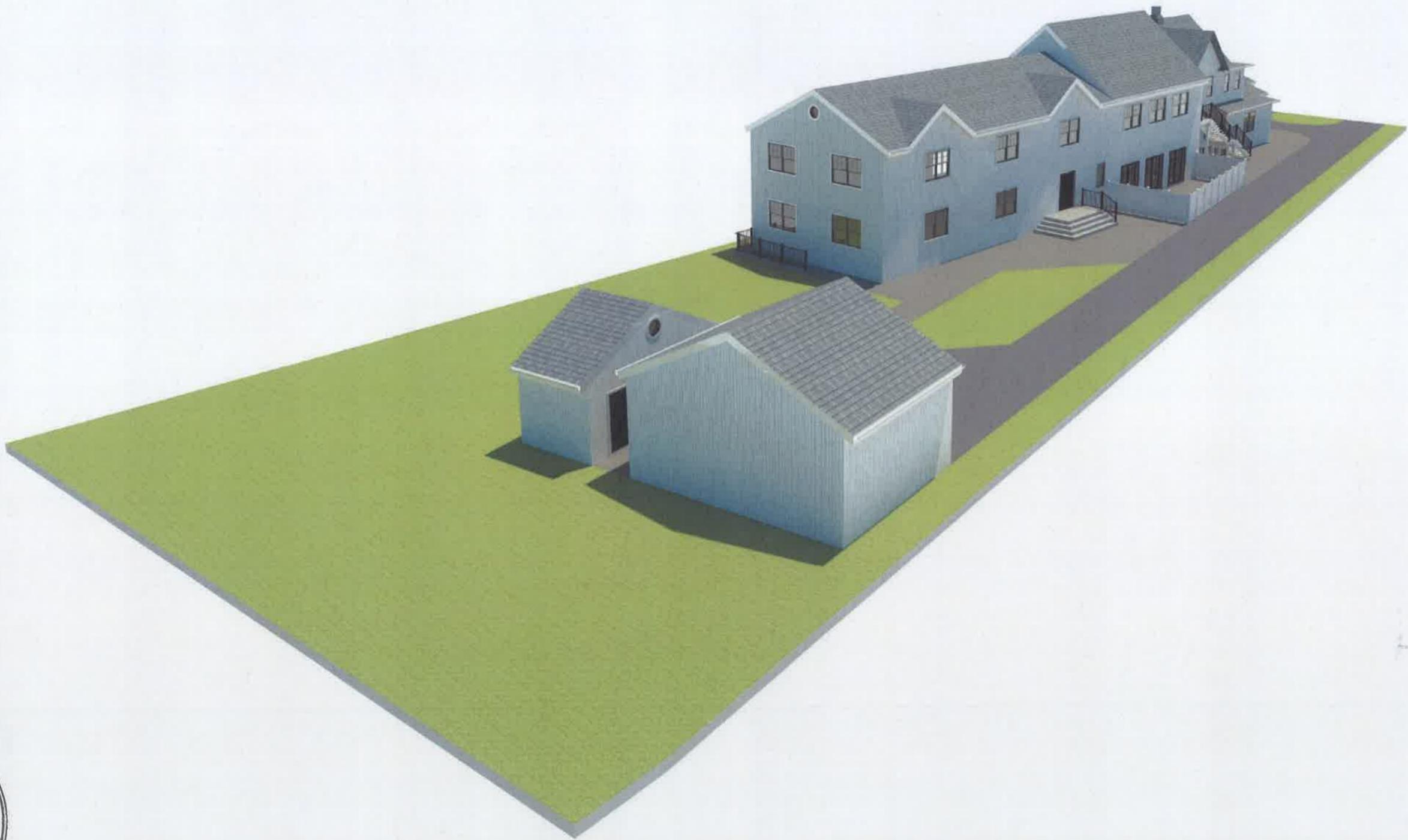




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VILLAGE OF FREDONIA, NY





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VILLAGE OF FINE POINT, NY



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PLANNING OFFICE
VILLAGE OF BIRCHTON, NY





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PLANNING OFFICE
VILLAGE OF GREENWICH, NY

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VILLAGE OFFICE/BOARD, NY



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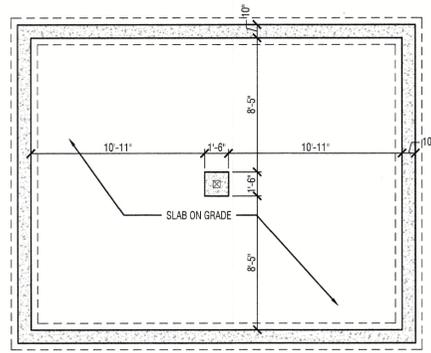


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ALLEN COUNTY ENGINEERING
AND ARCHITECTURE, INC.

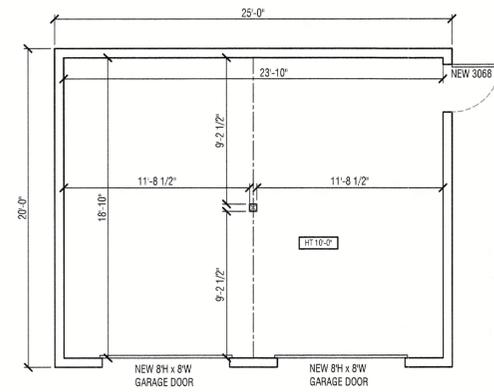


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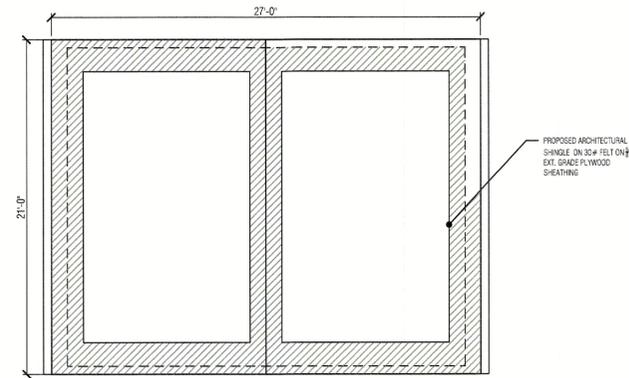
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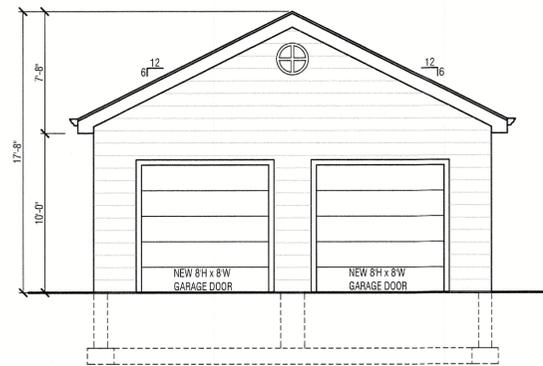
1 PROPOSED GARAGE FOUNDATION PLAN
3/16" = 1'-0"



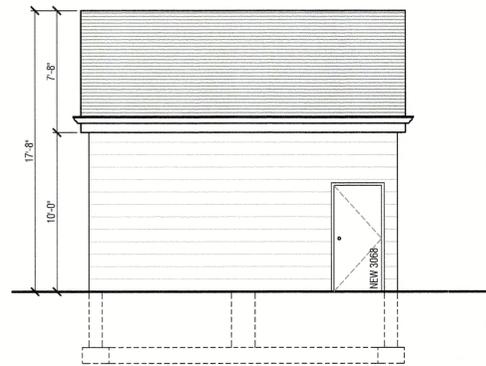
2 PROPOSED GARAGE FLOOR PLAN
3/16" = 1'-0"



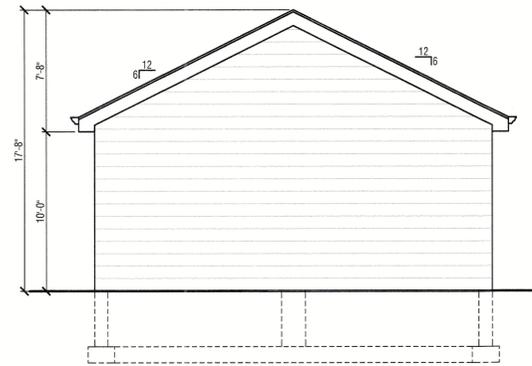
3 PROPOSED GARAGE ROOF PLAN
3/16" = 1'-0"



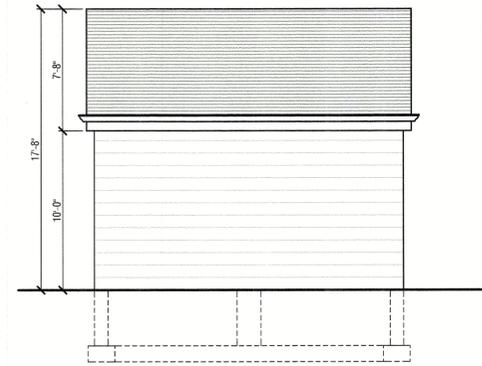
4 PROPOSED GARAGE SOUTH ELEVATION
3/16" = 1'-0"



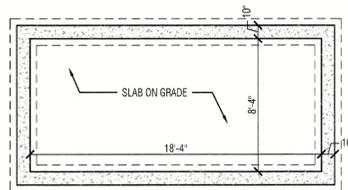
5 PROPOSED GARAGE EAST ELEVATION
3/16" = 1'-0"



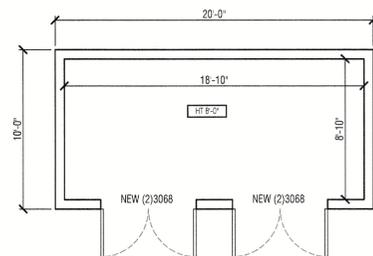
6 PROPOSED GARAGE NORTH ELEVATION
3/16" = 1'-0"



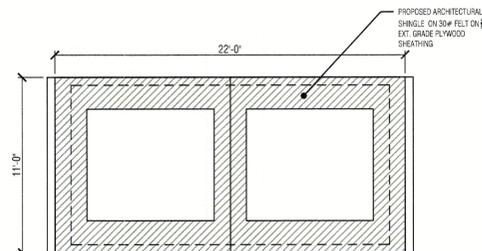
7 PROPOSED GARAGE WEST ELEVATION
3/16" = 1'-0"



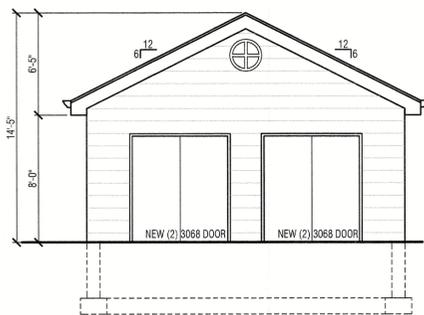
8 PROPOSED SHED FOUNDATION PLAN
3/16" = 1'-0"



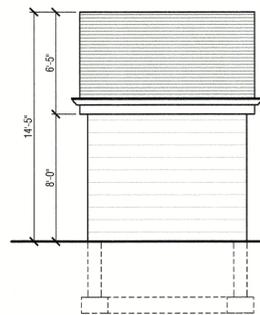
9 PROPOSED SHED FLOOR PLAN
3/16" = 1'-0"



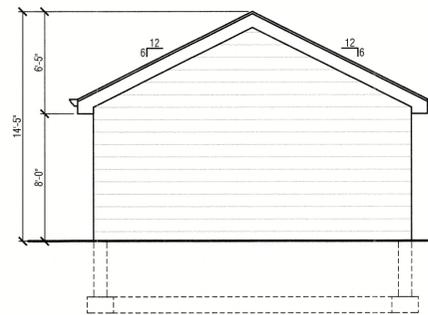
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3/16" = 1'-0"



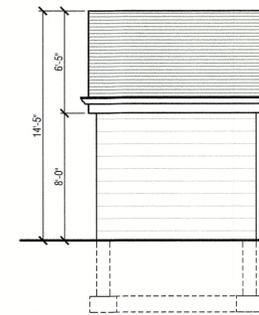
11 PROPOSED SHED SOUTH ELEVATION
3/16" = 1'-0"



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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ADDITIONS
206 CHURCH STREET,
FREEPORT, NY 11520

ARCHITECT

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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

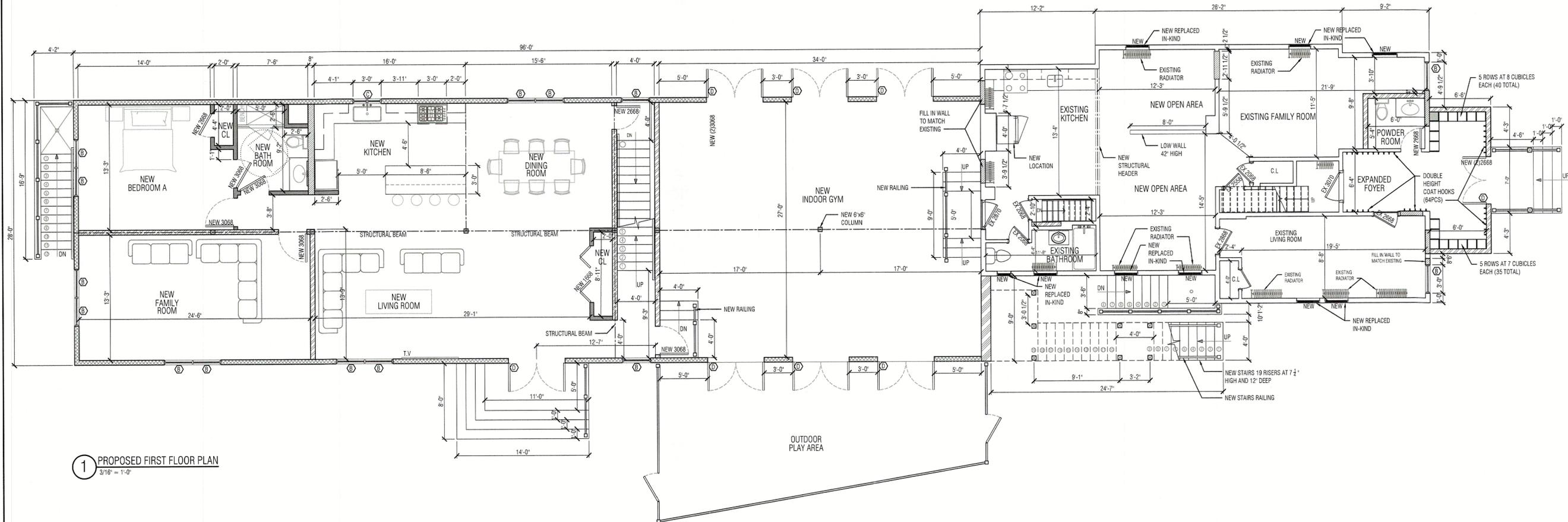
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1 PROPOSED FIRST FLOOR PLAN
 3/16" = 1'-0"

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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REVISIONS		
No.	Date	Description

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



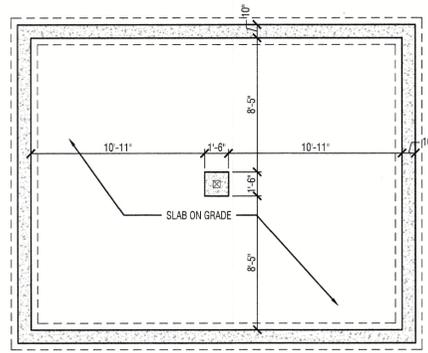
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PROPOSED FIRST FLOOR PLAN

DATE: 08.07.25
 PROJECT No.: 250651

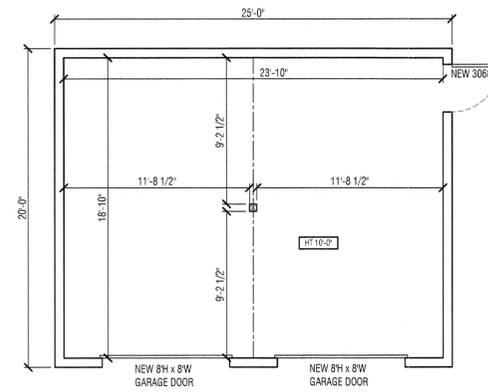
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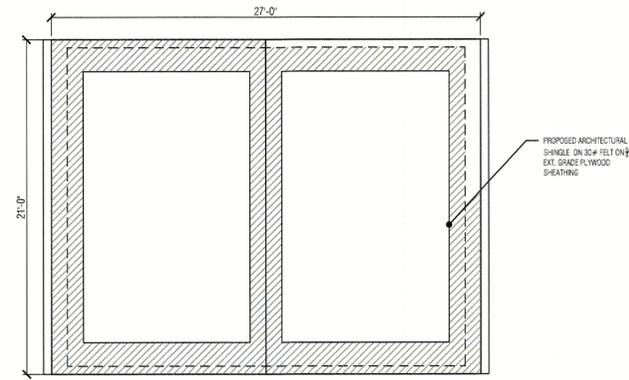
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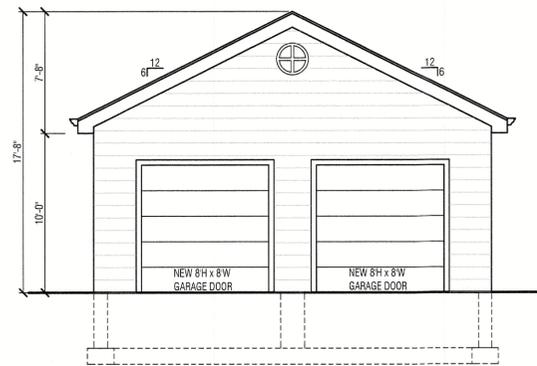
1 PROPOSED GARAGE FOUNDATION PLAN
3/16" = 1'-0"



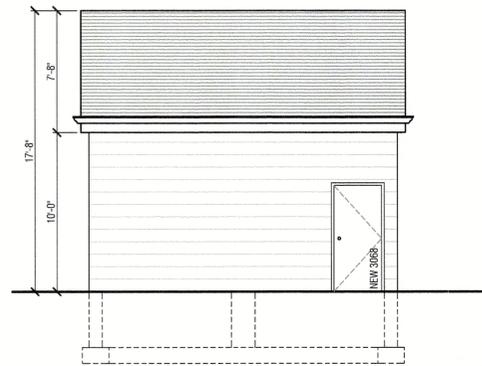
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3/16" = 1'-0"



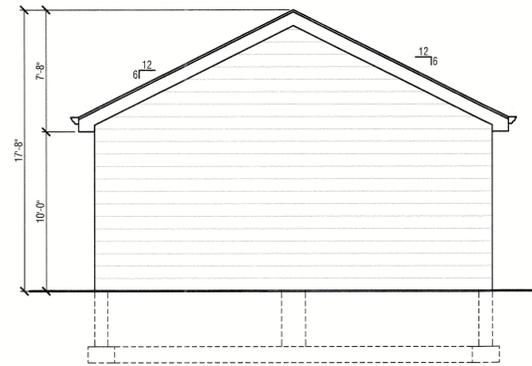
3 PROPOSED GARAGE ROOF PLAN
3/16" = 1'-0"



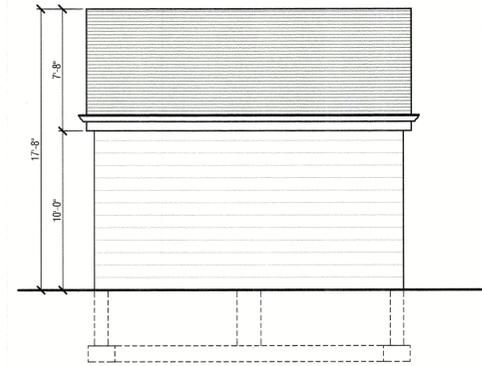
4 PROPOSED GARAGE SOUTH ELEVATION
3/16" = 1'-0"



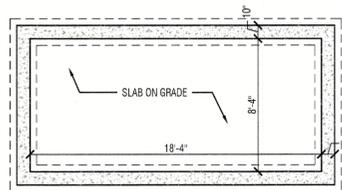
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3/16" = 1'-0"



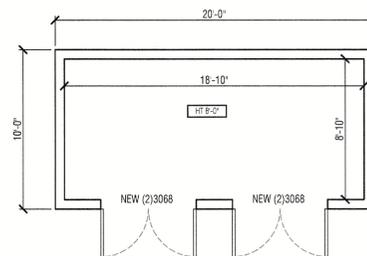
6 PROPOSED GARAGE NORTH ELEVATION
3/16" = 1'-0"



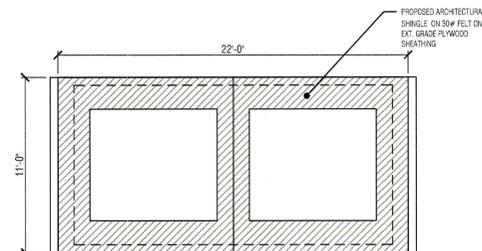
7 PROPOSED GARAGE WEST ELEVATION
3/16" = 1'-0"



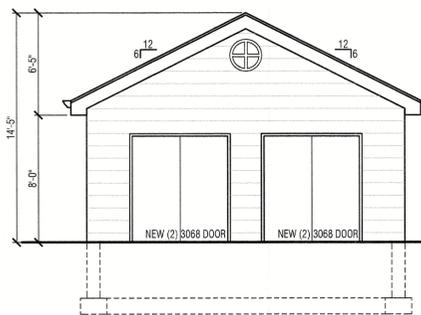
8 PROPOSED SHED FOUNDATION PLAN
3/16" = 1'-0"



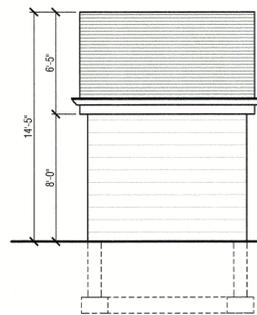
9 PROPOSED SHED FLOOR PLAN
3/16" = 1'-0"



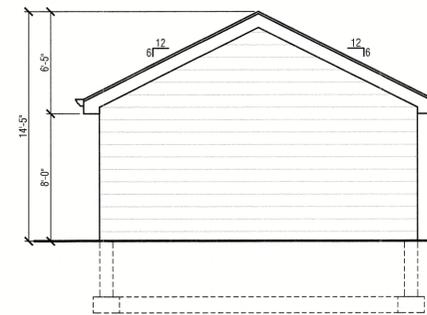
10 PROPOSED SHED ROOF PLAN
3/16" = 1'-0"



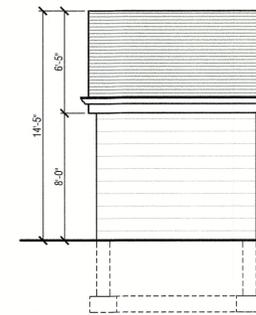
11 PROPOSED SHED SOUTH ELEVATION
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12 PROPOSED SHED EAST ELEVATION
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13 PROPOSED SHED NORTH ELEVATION
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14 PROPOSED SHED WEST ELEVATION
3/16" = 1'-0"

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206 CHURCH STREET,
FREEPORT, NY 11520

ARCHITECT

ROOTED
ARCHITECTURE STUDIO
Glen Cove, New York 11542
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DRAWING TITLE

PROPOSED
GARAGE AND SHED
FLOOR PLANS AND
ELEVATIONS

DATE: 08.07.25
PROJECT No.: 250651

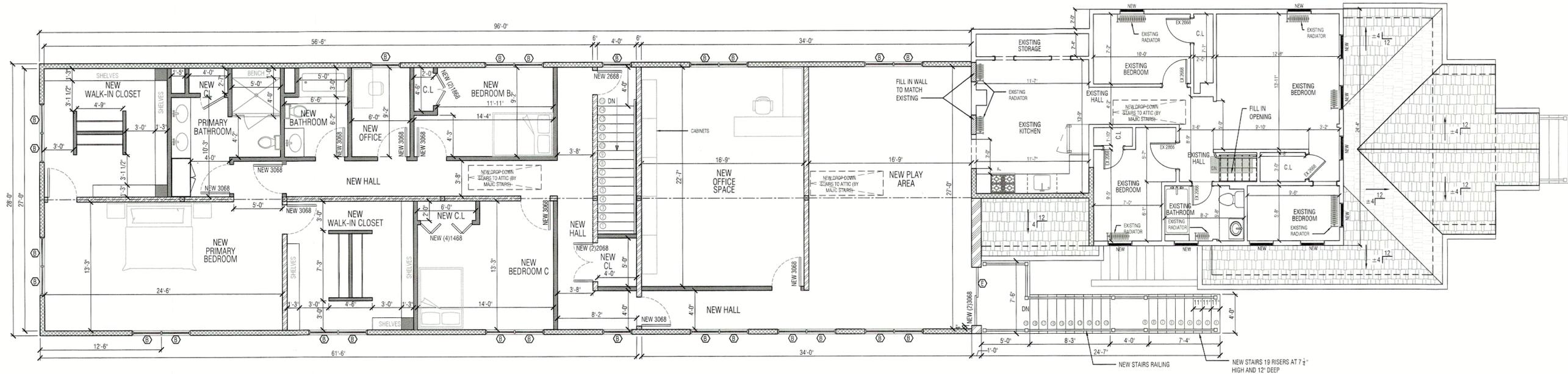
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1 PROPOSED SECOND FLOOR PLAN
 3/16" = 1'-0"

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

ARCHITECT

 — ARCHITECTURE STUDIO —
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 adm@rootedarchitecturestudio.com

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

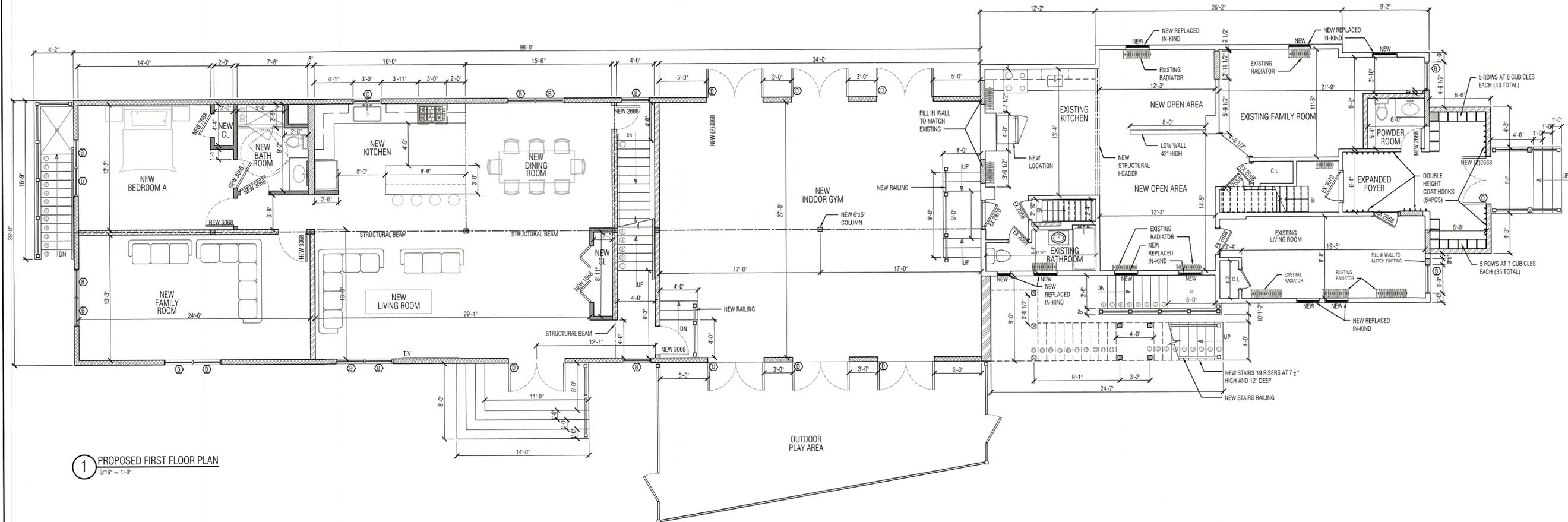
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1 PROPOSED FIRST FLOOR PLAN
 3/16" = 1'-0"

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
REVISIONS		
No.	Date	Description

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



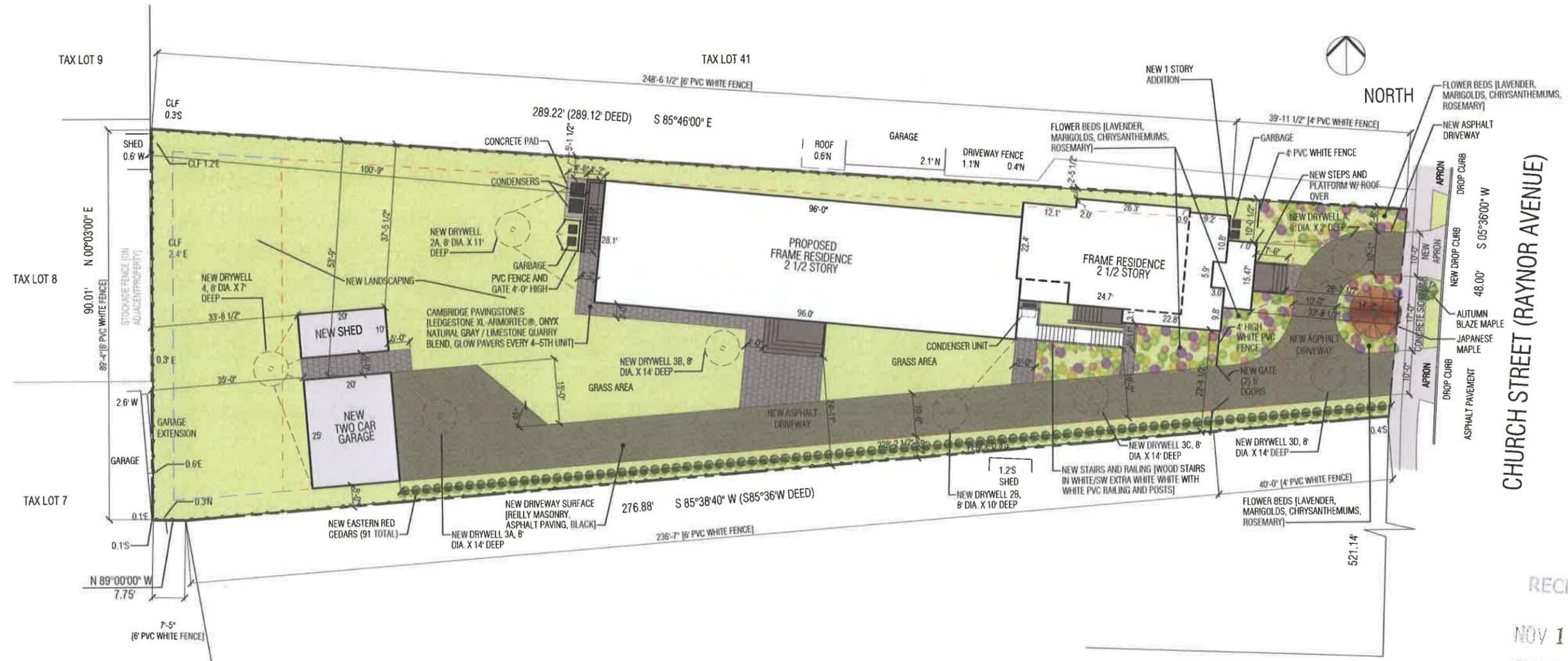
DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

DATE: 08.07.25
 PROJECT No.: 250651

DRAWN BY: BS
 SCALE: AS NOTED

DWG. No.:
A-301.00

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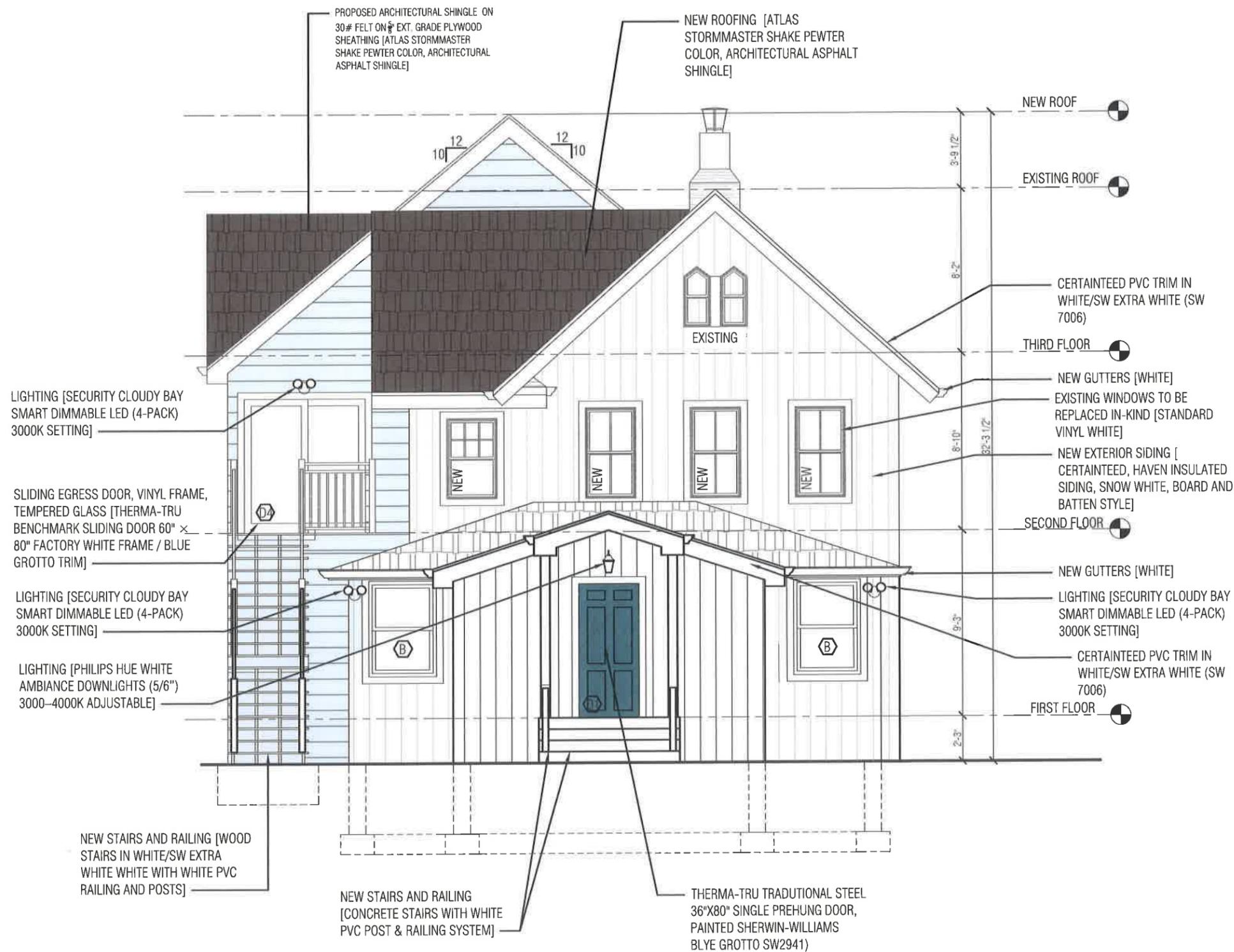


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1 PROPOSED SITE PLAN
 1/16" = 1'-0"

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
DRIVEWAY SURFACE	Reilly Masonry	Asphalt Paving	Black	Asphalt driveway per Reilly Masonry scope.	
PAVER BORDER	Cambridge Pavingstones	Ledgestone XL - ArmorTec®	Onyx Natural Gray / Limestone Quarry Blend	Border pavers along driveway and walkway; glow pavers every 4-5th unit.	

LANDSCAPING	DESCRIPTION	PHOTO
Autumn Blaze Maple	Street tree for front property edge.	
Japanese Maple	Decorative tree at circular driveway center.	
Eastern Red Cedars	Evergreen screening trees along fence lines.	
Lavender, Marigolds, Chrysanthemums, Rosemary	Low-maintenance, colorful flowering plants around building.	



TAG	MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION
ALL NEW WINDOWS	WINDOW	ABC Supply	Standard Vinyl Window	Factory White	All exterior windows to be vinyl framed, factory white finish to match trim. Verify manufacturer per ABC Supply quote

TAG	LOCATION	BRAND	NAME	DESCRIPTION
D-1	FRONT DOOR	Therma-Tru	Traditions Steel TST160S3680LH	SW 2941 Blue Grotto
D-2	SIDE DOOR (RESIDENTIAL EXTENSION)	Therma-Tru	Pulse Linea Smooth Fiberglass Double Door (SAPSLD-7280-CL / PL60DB-SM-80)	SW 2941 Blue Grotto
D-3	GYM EXTERIOR DOOR (SLIDING)	Therma-Tru Benchmark	Sliding Patio Door 72" x 80"	Factory White Frame / Blue Grotto Trim
D-4	SECOND FLOOR EGRESS DOOR	Therma-Tru Benchmark	Sliding Door 60" x 80"	Factory White Frame / Blue Grotto Trim

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	SNOW WHITE	Existing house siding; insulated solid core PVC cladding	
SECONDARY SIDING	CertainTeed	MAINSTREET	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
TRIM / MOLDING	CertainTeed	Restoration Millwork	White / SW Extra White (SW 7006)	PVC trim and soffit; painted trim to use SW 7006; factory white for PVC.	
GUTTERS		Aluminum Gutters	White	Continuous aluminum gutter system, baked enamel finish.	
POSTS & RAILINGS		PVC System	White	PVC railings and structural posts for porches and decks.	
STAIRS			White / SW Extra White (SW 7006)	WOOD STAIRS PAINTED WHITE	

BASEMENT NEW WINDOW SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW	U-FACTOR	SHGC
④ BASEMENT	36"	48"	CASEMENT	0.27 MAX	0.40 MAX

GROUND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
⑤ LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM A	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
⑥ KITCHEN	36"	32"	DOUBLE CASEMENT WINDOW	0.27 MAX	0.40 MAX
⑦ LIVING ROOM AND INDOOR GYM	72"	80"	DOUBLE SWING DOOR	0.27 MAX	0.40 MAX
⑧ EXISTING FOYER	60"	80"	DOUBLE SWING DOOR	0.27 MAX	0.40 MAX

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

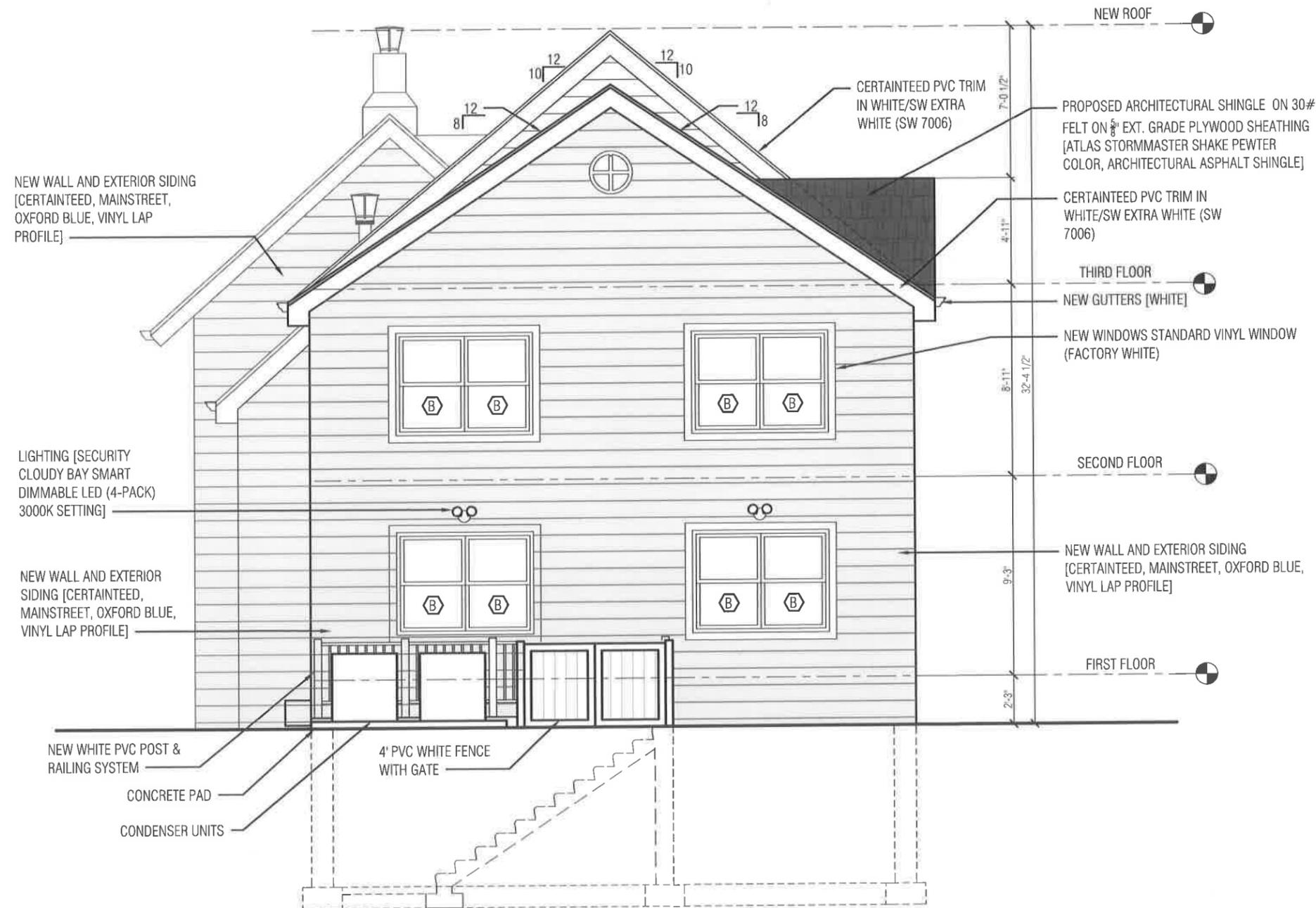
SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
⑨ 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
⑩ NEW PLAY AREA	60"	80"	SLIDING DOOR	0.27 MAX	0.40 MAX

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

1 PROPOSED EAST ELEVATION
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TAG	MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION
ALL NEW WINDOWS	WINDOW	ABC Supply	Standard Vinyl Window	Factory White	All exterior windows to be vinyl framed, factory white finish to match trim. Verify manufacturer per ABC Supply quote.

TAG	LOCATION	BRAND	NAME	DESCRIPTION
D-1	FRONT DOOR	Therma-Tru	Traditions Steel TST16DS3680LH	SW 2941 Blue Grotto
D-2	SIDE DOOR (RESIDENTIAL EXTENSION)	Therma-Tru	Pulse Linea Smooth Fiberglass Double Door (S4PSLD-7280-CL / PL60DB-SM-80)	SW 2941 Blue Grotto
D-3	GYM EXTERIOR DOOR (SLIDING)	Therma-Tru Benchmark	Sliding Patio Door 72" x 80"	Factory White Frame / Blue Grotto Trim
D-4	SECOND FLOOR EGRESS DOOR	Therma-Tru Benchmark	Sliding Door 60" x 80"	Factory White Frame / Blue Grotto Trim

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	SNOW WHITE	Existing house siding; insulated solid core PVC cladding.	
SECONDARY SIDING	CertainTeed	MAINSTREET	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
TRIM / MOLDING	CertainTeed	Restoration Millwork	White / SW Extra White (SW 7006)	PVC trim and soffit; painted trim to use SW 7006; factory white for PVC.	
GUTTERS	—	Aluminum Gutters	White	Continuous aluminum gutter system, baked enamel finish	
POSTS & RAILINGS	—	PVC System	White	PVC railings and structural posts for porches and decks	
STAIRS	—	—	White / SW Extra White (SW 7006)	WOOD STAIRS PAINTED WHITE	

BASEMENT NEW WINDOW SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
A BASEMENT	36"	48"	CASEMENT	0.27 MAX	0.40 MAX

GROUND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

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

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

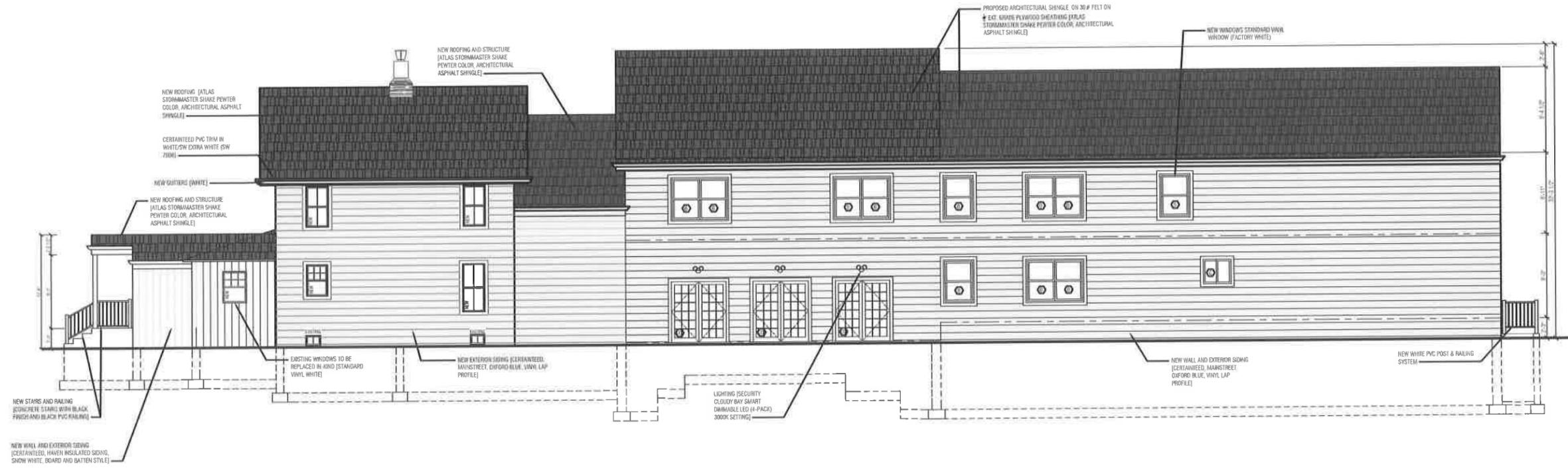
SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
B 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
C NEW PLAY AREA	60"	80"	SLIDING DOOR	0.27 MAX	0.40 MAX

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

1 PROPOSED WEST ELEVATION
 N.T.S.

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1 PROPOSED SOUTH ELEVATION
N.T.S.

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VILLAGE OF FREEPORT, NY

TAG	MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION
ALL NEW WINDOWS	WINDOW	ABC Supply	Standard Vinyl Window	Factory White	All exterior windows to be vinyl framed, factory white finish to match trim. Verify manufacturer per ABC Supply quote.

TAG	LOCATION	BRAND	NAME	DESCRIPTION
D-1	FRONT DOOR	Therma-Tru	Traditions Steel T&T16053680LH	SW 2941 Blue Grotto
D-2	SIDE DOOR (RESIDENTIAL EXTENSION)	Therma-Tru	Pulse Linea Smooth Fiberglass Double Door (S4PSLD-7280-CL / PL60DB-SM-80)	SW 2941 Blue Grotto
D-3	GYM EXTERIOR DOOR (SLIDING)	Therma-Tru Benchmark	Sliding Patio Door 72" x 80"	Factory White Frame / Blue Grotto Trim
D-4	SECOND FLOOR EGRESS DOOR	Therma-Tru Benchmark	Sliding Door 60" x 80"	Factory White Frame / Blue Grotto Trim

BASEMENT NEW WINDOW SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW	U-FACTOR	SHGC
1 BASEMENT	36"	48"	CASEMENT	0.27 MAX	0.40 MAX

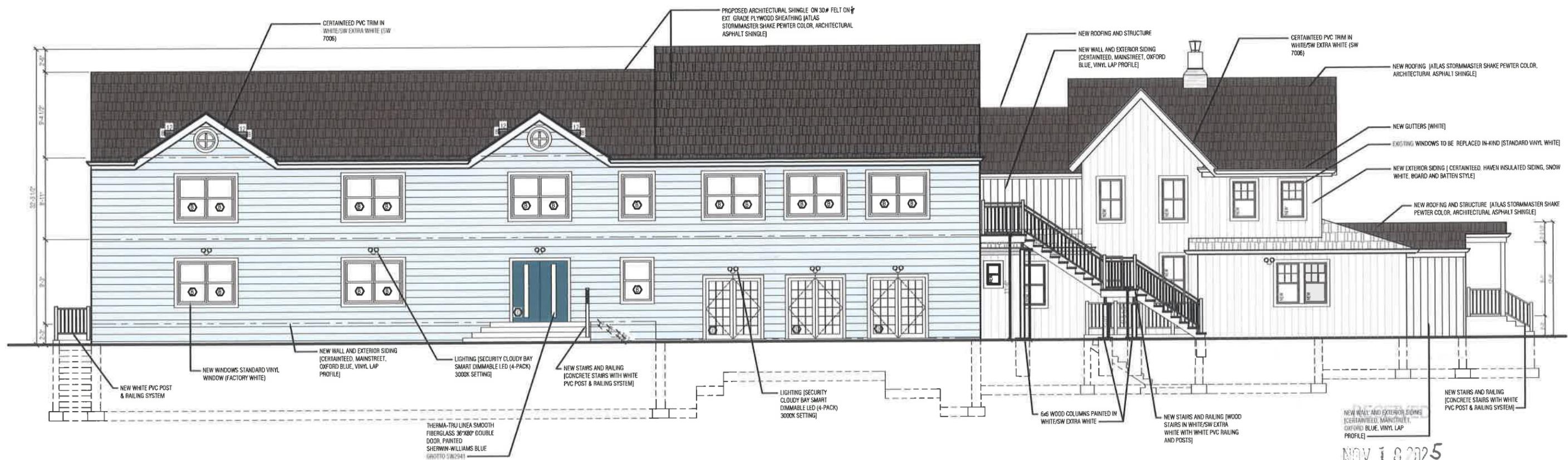
GROUND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
2 LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM A	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
3 KITCHEN	36"	32"	DOUBLE CASEMENT WINDOW	0.27 MAX	0.40 MAX
4 LIVING ROOM AND INDOOR GYM	72"	80"	DOUBLE SWING DOOR	0.37 MAX	0.60 MAX
5 EXISTING FOYER	60"	80"	DOUBLE SWING DOOR	0.37 MAX	0.40 MAX

SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
6 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
7 NEW PLAY AREA	60"	80"	SLIDING DOOR	0.37 MAX	0.60 MAX

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	SNOW WHITE	Existing house siding, insulated solid core PVC cladding.	
SECONDARY SIDING	CertainTeed	MAINSTREET	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
TRIM / MOLDING	CertainTeed	Restoration Millwork	White / SW Extra White (SW 7006)	PVC trim and soffit; painted trim to use SW 7006; factory white for PVC.	
GUTTERS	—	Aluminum Gutters	White	Continuous aluminum gutter system, baked enamel finish.	
POSTS & RAILINGS	—	PVC System	White	PVC railings and structural posts for porches and decks.	
STAIRS	—	—	White / SW Extra White (SW 7006)	WOOD STAIRS PAINTED WHITE	



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1 PROPOSED NORTH ELEVATION
N.T.S.

TAG	MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION
ALL NEW WINDOWS	WINDOW	ABC Supply	Standard Vinyl Window	Factory White	All exterior windows to be vinyl framed, factory white finish to match trim. Verify manufacturer per ABC Supply quote.

TAG	LOCATION	BRAND	NAME	DESCRIPTION
D-1	FRONT DOOR	Therma-Tru	Traditions Steel TST160S3680LH	SW 2941 Blue Grotto
D-2	SIDE DOOR (RESIDENTIAL EXTENSION)	Therma-Tru	Pulse Linea Smooth Fiberglass Double Door (S4PSLD-7280-CL / PL60DB-SM-80)	SW 2941 Blue Grotto
D-3	GYM EXTERIOR DOOR (SLIDING)	Therma-Tru Benchmark	Sliding Patio Door 72" x 80"	Factory White Frame / Blue Grotto Trim
D-4	SECOND FLOOR EGRESS DOOR	Therma-Tru Benchmark	Sliding Door 60" x 80"	Factory White Frame / Blue Grotto Trim

BASEMENT NEW WINDOW SCHEDULE:

TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW	U-FACTOR	SHGC
A BASEMENT	36"	48"	CASEMENT	0.27 MAX	0.40 MAX

GROUND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

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B LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM A	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
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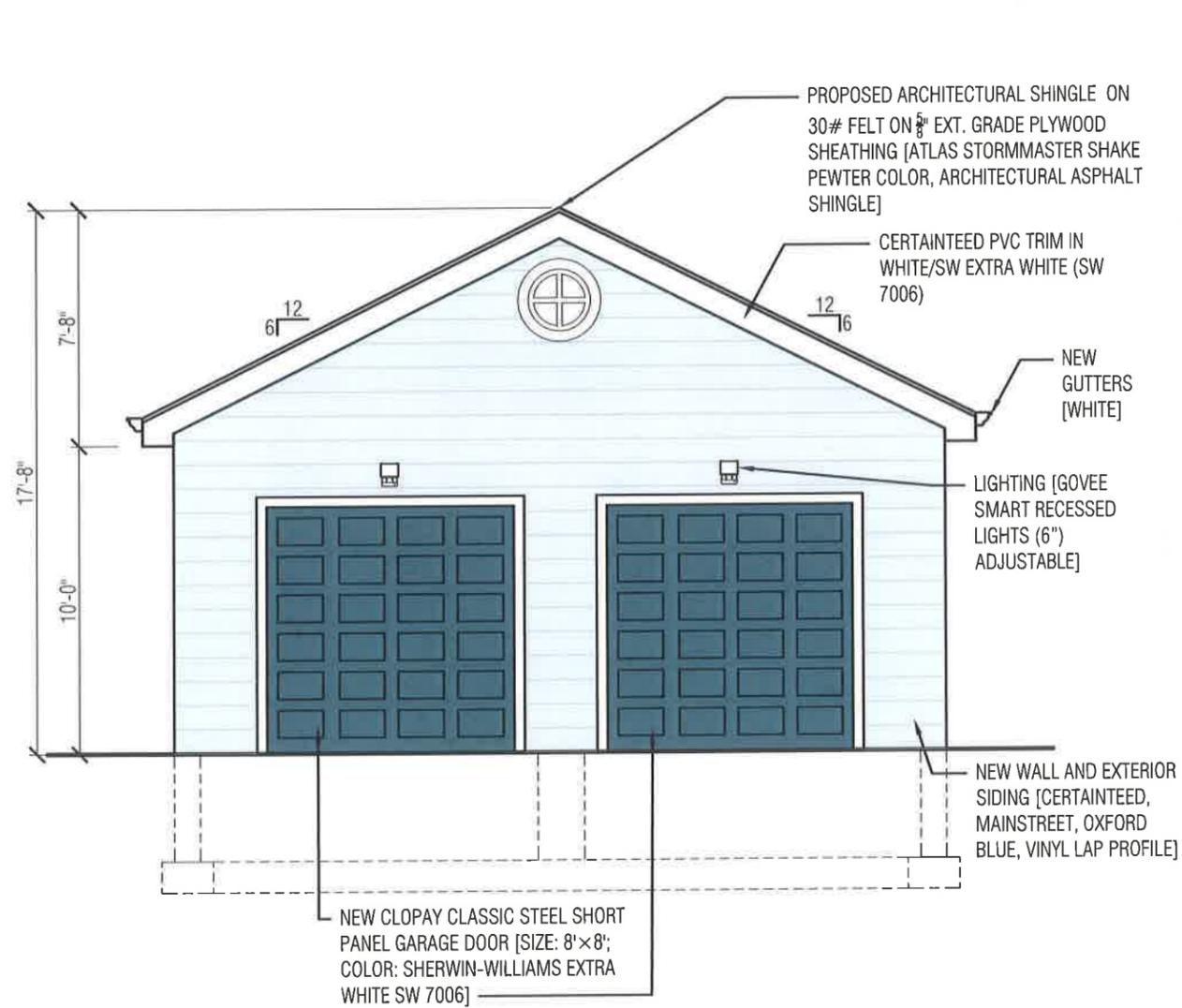
WINDOW NOTES:
1. SEE RESPONSIBLE FOR COORDINATING WINDOW ROUGH OPENINGS WITH TYPE OF WINDOWS PURCHASED.
2. ALL WINDOWS TO BE ANDERSON 400 SERIES. LOW-E'S SMART SUN NO GRILLS AND MUST MEET CRITERIA NOTED ABOVE.

SECOND FLOOR NEW WINDOW/ GLASS DOOR SCHEDULE:

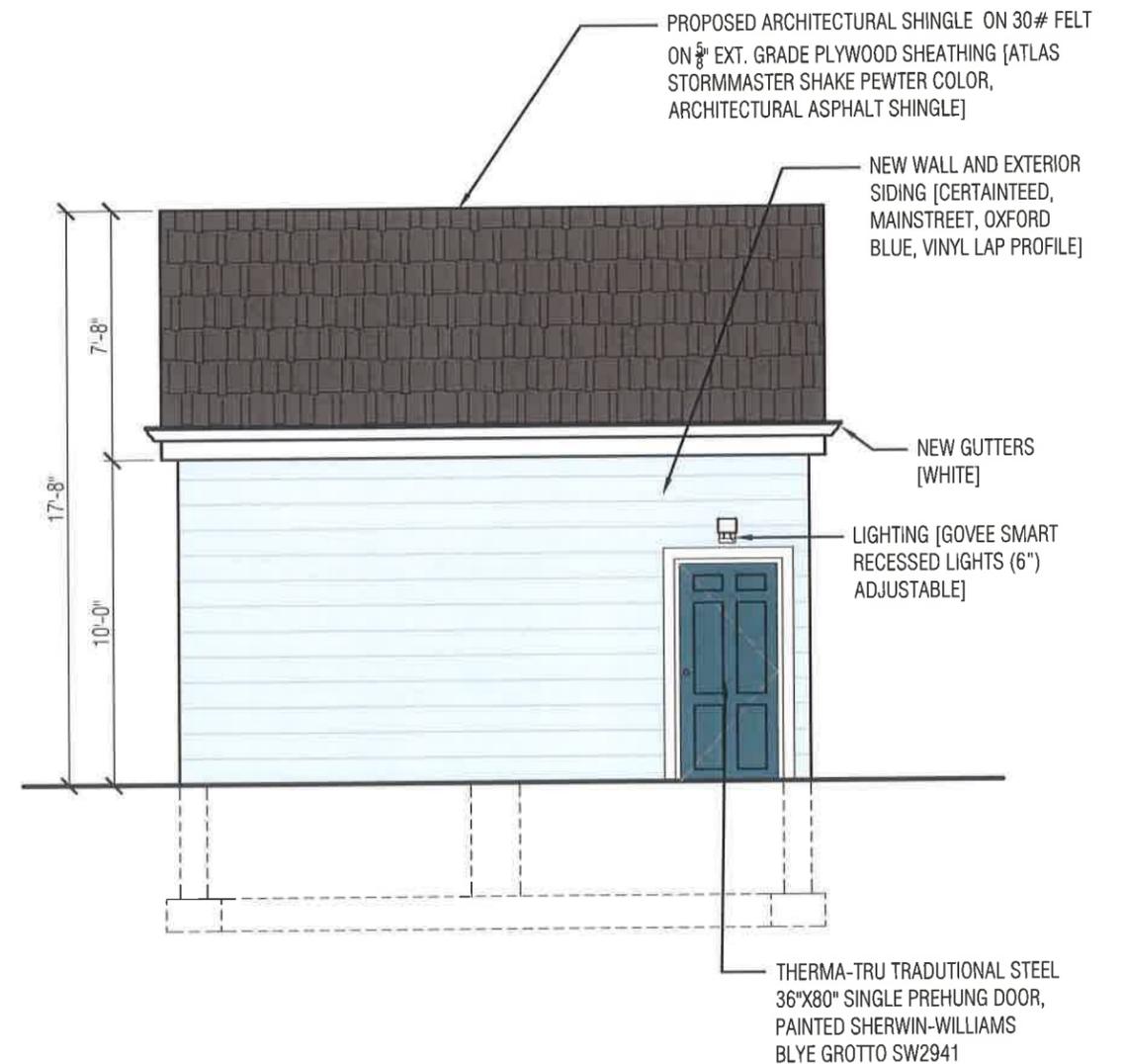
TAG/LOCATION	WIDTH	HEIGHT	TYPE OF WINDOW/DOOR	U-FACTOR	SHGC
F PRIMARY BEDROOM, BEDROOM B, BEDROOM C, BEDROOM D, NEW OFFICE SPACE, NEW PLAY AREA	36"	60"	DOUBLE-HUNG WINDOW	0.27 MAX	0.40 MAX
G NEW PLAY AREA	60"	80"	SLIDING DOOR	0.27 MAX	0.40 MAX

WINDOW NOTES:
1. SEE RESPONSIBLE FOR COORDINATING WINDOW ROUGH OPENINGS WITH TYPE OF WINDOWS PURCHASED.
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MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	SNOW WHITE	Existing house siding; insulated solid core PVC cladding.	
SECONDARY SIDING	CertainTeed	MAINSTREET	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
TRIM / MOLDING	CertainTeed	Restoration Millwork	White / SW Extra White (SW 7006)	PVC trim and soffit; painted trim to use SW 7006; factory white for PVC.	
GUTTERS	—	Aluminum Gutters	White	Continuous aluminum gutter system, baked enamel finish.	
POSTS & RAILINGS	—	PVC System	White	PVC railings and structural posts for porches and decks.	
STAIRS	—	—	White / SW Extra White (SW 7006)	WOOD STAIRS PAINTED WHITE	



1 PROPOSED GARAGE SOUTH ELEVATION
N.T.S

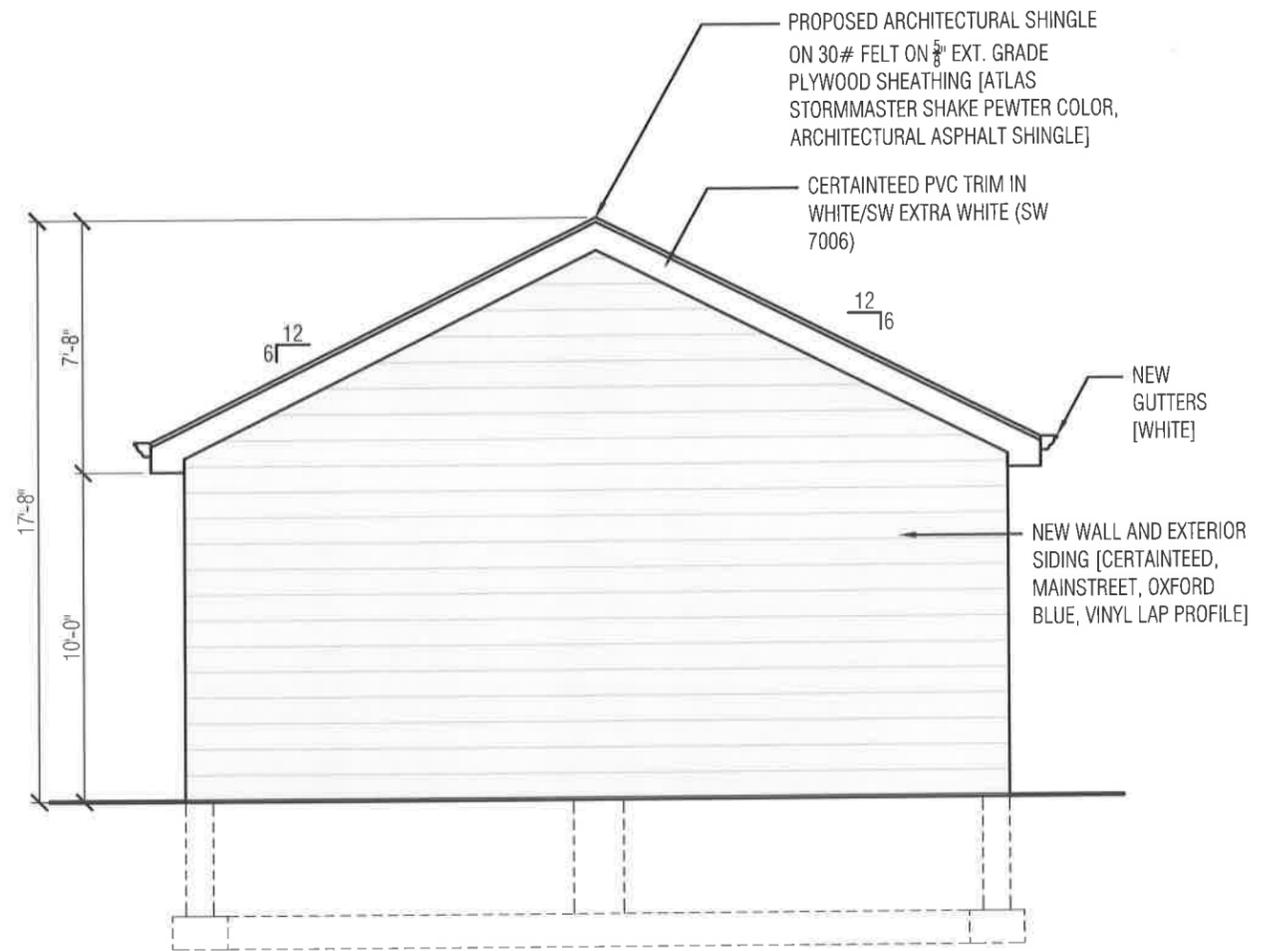


2 PROPOSED GARAGE EAST ELEVATION
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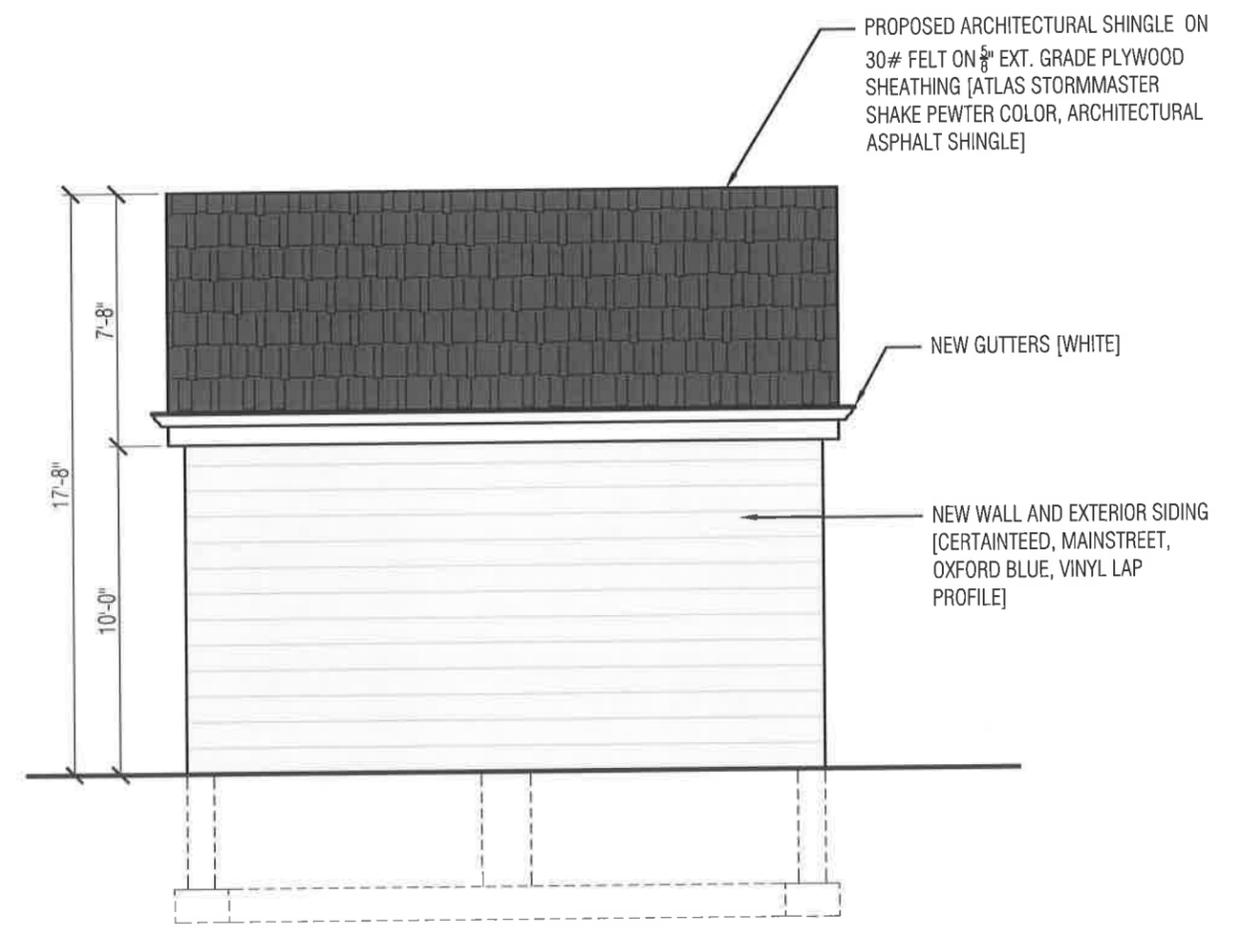
MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	Snow White	Existing house siding; insulated solid core PVC cladding.	
SECONDARY SIDING	CertainTeed	Mainstreet	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
TRIM / MOLDING	CertainTeed	Restoration Millwork	White / SW Extra White (SW 7006)	PVC trim and soffit; painted trim to use SW 7006; factory white for PVC.	
GUTTERS	—	Aluminum Gutters	White	Continuous aluminum gutter system, baked enamel finish.	
POSTS & RAILINGS	—	PVC System	White	PVC railings and structural posts for porches and decks.	

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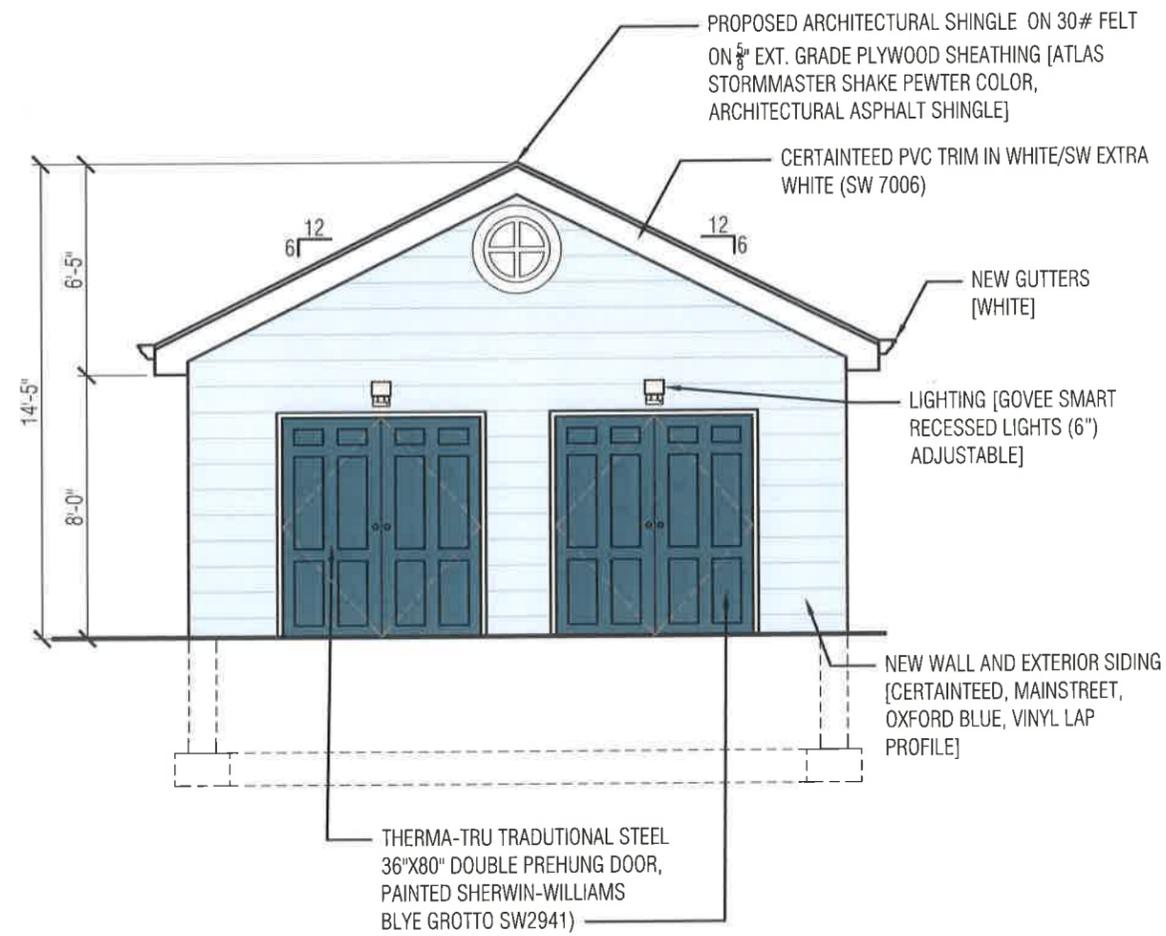
1 PROPOSED GARAGE NORTH ELEVATION
N.T.S



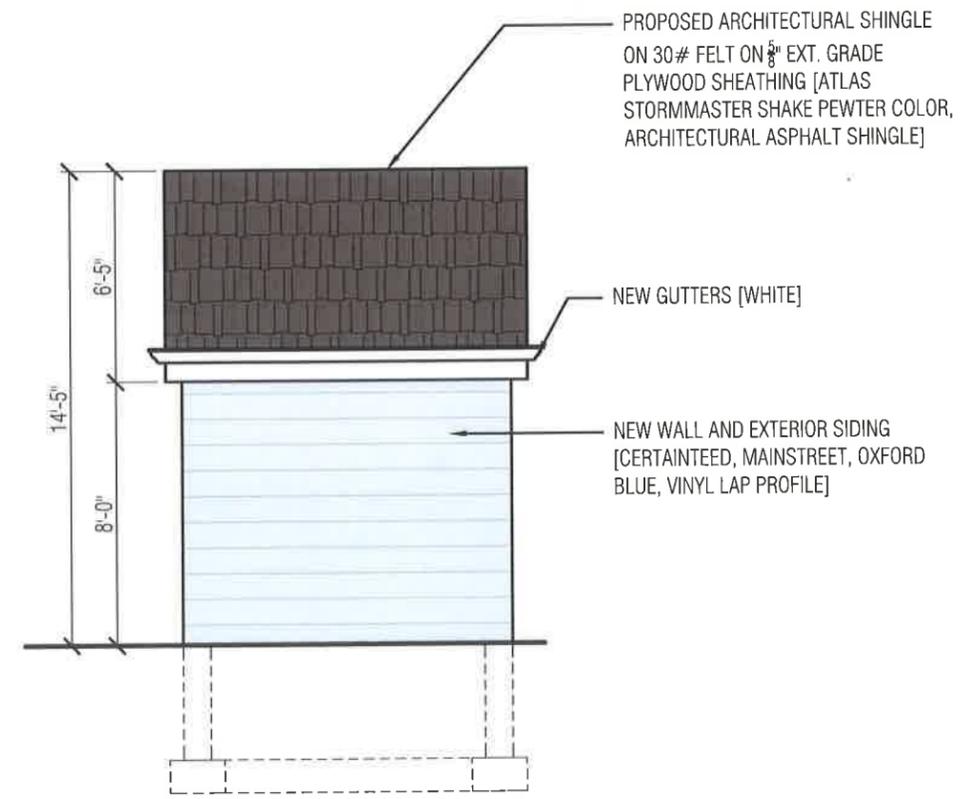
2 PROPOSED GARAGE WEST ELEVATION
N.T.S

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	Snow White	Existing house siding; insulated solid core PVC cladding.	
SECONDARY SIDING	CertainTeed	Mainstreet	Oxford Blue	New addition siding; vinyl lap profile, color to match design intent.	
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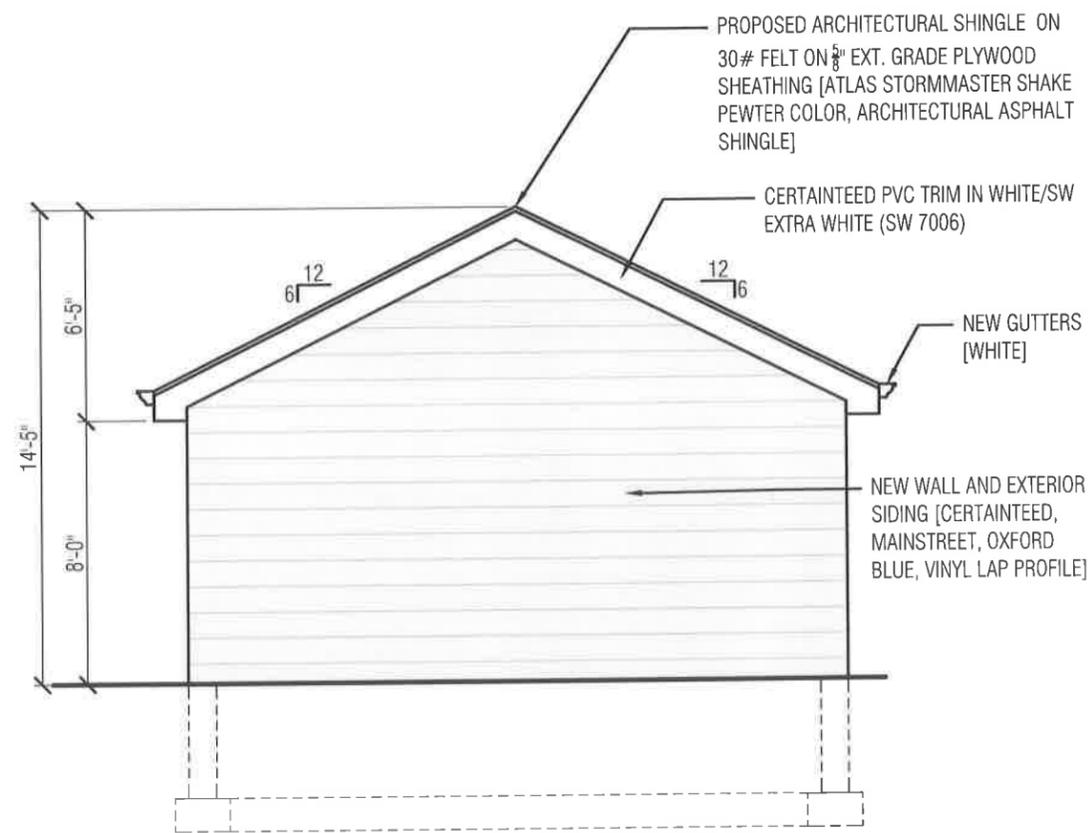
1 PROPOSED SHED SOUTH ELEVATION
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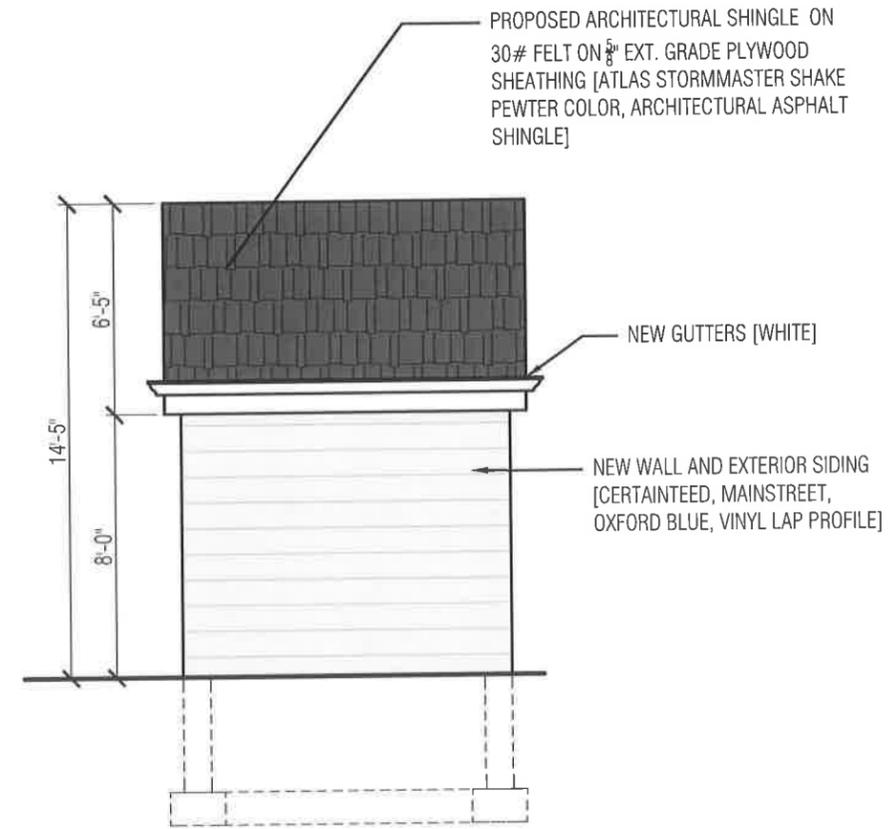
2 PROPOSED SHED EAST ELEVATION
N.T.S

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	Snow White	Existing house siding; insulated solid core PVC cladding.	
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VILLAGE OF FREEPORT, NY



1 PROPOSED SHED NORTH ELEVATION
N.T.S



1 PROPOSED SHEDWEST ELEVATION
N.T.S

MATERIAL TYPE	BRAND	NAME	COLOR	DESCRIPTION	PHOTO
ROOFING	Atlas Roofing	StormMaster® Shake	Pewter	Asphalt architectural shingle with high wind and impact resistance.	
PRIMARY SIDING	CertainTeed	Board & Batten	Snow White	Existing house siding; insulated solid core PVC cladding.	
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SARAH E. HARRIS, CLERK, NY



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VILLAGE OF FREEPORT, NY

Application Date: 12/3/2025
Fees Paid: 1225.00

SP# 3863

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: 186 Prince Ave ZONING DISTRICT Residential 210 AA
SECTION 55 BLOCK M LOT 387 LOT SIZE: 14,625

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Kirk Dunbar</u>	Name: <u>WAYNE A. FRANCIS</u>
Address: <u>285 Logan St</u> <u>Brooklyn NY 11209</u>	Address: <u>186 PRINCE AVENUE</u> <u>FREEPORT, NY 11520</u>
Telephone #: <u>917 6764618</u>	Telephone #: <u>347-268-8962</u>

Attorney Name: 919 Northern Blvd Baldwin NY 11510
(optional) Phone #: _____

Address: _____

Present Land Use: 1 Family home

Proposed Land Use: 1 family home

Description of Proposed Work: Replacement of single front door to a double door

I request a preliminary meeting: _____ YES NO

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

YES _____ NO

[Signature]
APPLICANT'S SIGNATURE

12/1/25
DATE

Sworn to before me this December 2025
day of [Signature]
Linda Whitney
Notary Public



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

[Signature]
PROPERTY OWNER'S SIGNATURE

12/1/2025
DATE

Sworn to before me this Dec 2025
day of [Signature]
Linda Whitney
Notary Public



FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

November 14, 2025

WAYNE FRANCIS

186 PRINCE AVE, FREEPORT, NY, 11520

RE: **186 PRINCE AVE, FREEPORT, NY, 11520**

Zoning District - Res AA SBL: 55 M 387

Building Permit Number: BUIL-25-738

Description: Replacement of single front door to a double door.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/ Daniela Hernandez

ZBA Approval Needed: Yes No

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VILLAGE OF FREEPORT, NY

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 BUIL-25-738

Location: 186 PRINCE AVE, FREEPORT, NY, 11520

Applicant: WAYNE FRANCIS

Description: Replacement of single front door to a double door.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS
2025 NOV -3 11:19 AM
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Dated: November 14, 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Replace single front door with double door</i>			
Project Location (describe, and attach a location map): <i>186 Prince Ave Freeport NY 11520</i>			
Brief Description of Proposed Action: <i>Replacement of single front door to a double door</i>			
Name of Applicant or Sponsor: <i>Kirk Dunbar</i>		Telephone: <i>917 676 4611</i>	
Address: <i>285 Logan St</i>		E-Mail: <i>Dunbarconsultants@gmail.com</i>	
City/PO: <i>BROOKLYN</i>		State: <i>NY</i>	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres		<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small; margin-right: 5px;">CLERK'S OFFICE WILLAGE OFFICE/PERMIT, N.Y.</div> <div style="text-align: center;"> <p>2025 DEC - 3 1 P 4: 20</p> <p style="font-size: 2em; font-weight: bold; margin-top: 10px;">RECEIVED</p> </div> </div>	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Kirk Dunbar</u>	Date: <u>12/1/25</u>	
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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

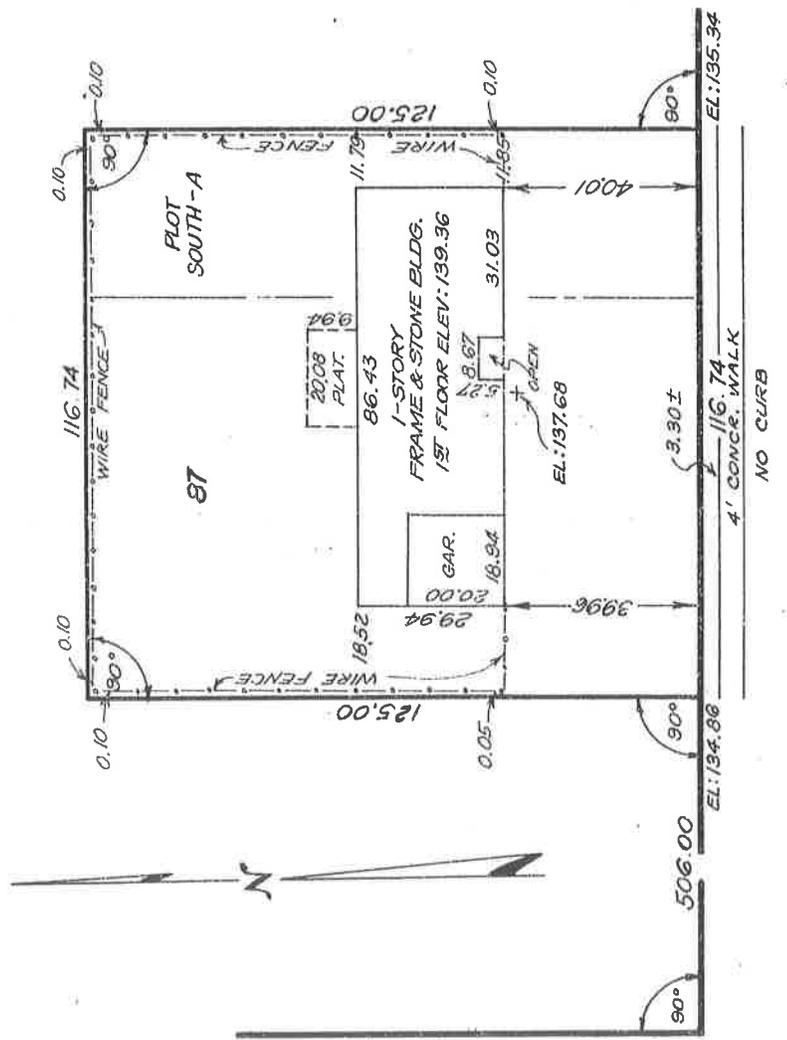
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources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

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

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<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)

DRAWN	CHECKED	JOB NO.	FILE NO.	SEC.	BLK.
E.H.	J. D. C.	25038	F-371		



PENNSYLVANIA AVENUE

PRINCE AVENUE

PRINCE AVENUE

EL: 135.43

RE-DATED: MARCH 6, 1952

LOT NO. 87
 & PART OF PLOT SOUTH-A
 REVISED MAP
 OF A PORTION OF
 STEARNS PARK
 FREEPORT, N.Y.

SURVEYED MAY 31, 1951
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I., N.Y.
 SCALE 1"=30' N.Y. STATE STANDARD

CLERK'S OFFICE
 VILLAGE OF FREEPORT, N.Y.

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186 Prince







Application Date: 12/5/25
Fees Paid: \$225.00

SP# 3864

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: 182 N Columbus Ave ZONING DISTRICT Res A
SECTION 55 BLOCK 244 LOT 2 LOT SIZE: 6,544 sqft

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Antonio Seminatore</u>	Name: <u>Maira Sanabria</u>
Address: <u>60 W 3rd St</u> <u>Freeport NY 11520</u>	Address: <u>182 N Columbus Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-402-8164</u>	Telephone #: <u>516-304-2247</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain 27.33' x 18.33' open porch

I request a preliminary meeting: _____ YES NO

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

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

YES _____ NO

[Signature] _____ DATE 11/18/25

APPLICANT'S SIGNATURE

Sworn to before me this 18th
day of November, 2025.

[Signature]
Notary Public

FREDERICK SOLLER
Notary Public, State of New York
No. 02SO6247748
Qualified in Nassau County
Commission Expires August 29, 2027
December 17, 2027

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

[Signature] _____ DATE 12/1/2025

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 1st
day of December, 2025

[Signature]
Notary Public

DIANADYS BATISTA
Notary Public, State of New York
Registration No. 01BA6016149
Qualified in Nassau County
Commission Expires November 09, 2026
[Signature]

FOR VILLAGE USE ONLY

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

October 16, 2025

MIRA SANABRIA

182 N COLUMBUS AVE, Freeport, NEW YORK, 11520

RE: 182 N COLUMBUS AVE, Freeport, NEW YORK, 11520

Zoning District - Res A SBL: 55 244 2

Building Permit Number: BUIL-25-44

Description: Maintain 27.33' X 18.33' rear open porch

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

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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 BUIL-25-44

Location: 182 N COLUMBUS AVE, Freeport, NEW YORK, 11520

Applicant: MIRA SANABRIA

Description: Maintain 27.33' X 18.33' rear open porch

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: October 16, 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.

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

2025 DEC -5 1 P 12:00

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

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

Part 1 - Project and Sponsor Information						
182 N Columbus Ave						
Name of Action or Project: 182 N Columbus Ave - open porch						
Project Location (describe, and attach a location map): 182 N. Columbus Ave Freeport NY 11520						
Brief Description of Proposed Action: Maintain permit for 27.33' x 18.33' open porch						
Name of Applicant or Sponsor: Mayra Sanabria		Telephone: 516-304-2247				
Address: 182 N Columbus Ave		E-Mail: rigojose@nunez@gmail.com				
City/PO: Freeport	State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	X	
NO	YES					
X						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	X	
NO	YES					
X						
3.a. Total acreage of the site of the proposed action? _____ acres						
b. Total acreage to be physically disturbed? _____ acres						
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres						
4. Check all land uses that occur on, adjoining and near the proposed action.						
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Mayra Sanabria</u>	Date: <u>9-7-25</u>	
Signature: <u>Mayra Sanabria</u>		

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

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



Front View of House

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VILLAGE OF FREEPORT



Side View of House



Side View of House



Front View of Porch



Side View of Porch



Side View of Porch



Underside View



Neighbor's house to
the North

Neighbor's house to
the South



Neighbor's house
across the street

Neighbor's house
across the street

10 5 0 10 20

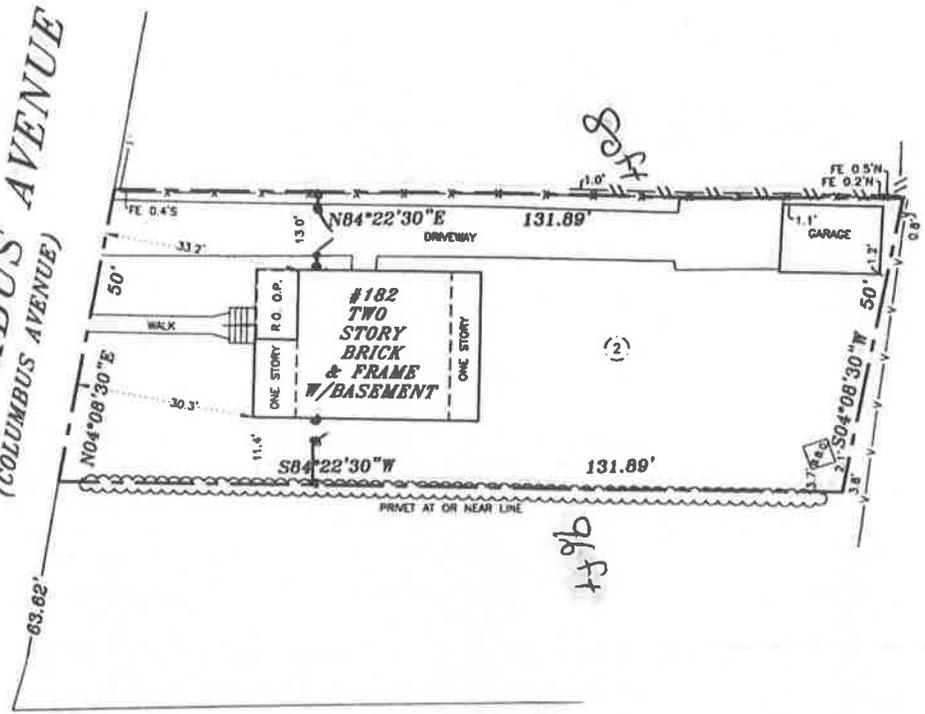
SCALE 1"=20'

MAP ■
GENERAL DIRECTION □
MAGNETIC □



VINYL
POST & RAIL
WOOD
IRON
METAL
FENCES
AREA WAY
OVER HEAD
AW.
A.W.
O.H.
AWNING OVER
PROPERTY LINE

NORTH COLUMBUS AVENUE
(COLUMBUS AVENUE)



CONC. RETAINING WALL
CONCRETE CURB
C.R.W.
GRANITE BLOCK CURB
G.B.C.
CELLAR DOOR
C.D.
FILED MAP LOT # 49
TAX MAP LOT # 10
UTILITY POLE
LOT LINE

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EAST DEAN STREET
(GREENE STREET)

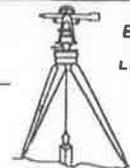
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ALL RIGHTS RESERVED

EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.
This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which the surveyor will not be liable.
Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE 182NORTHCOLUMBUS

CERTIFIED TO:
MAYRA SANABRIA & DIANA SABIO
CJS LAND SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CARRINGTON MORTGAGE SERVICES, LLC



BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2009
FAX (516) 623-0929

STATE OF NEW YORK

JOB No. 20140352
TITLE No. CJS-03307

SECTION No. 55
TAX BLOCK No. 244

LOT No. 2

DATE SURVEYED 4/29/2014
FREEPORT
COUNTY OF: NASSAU

225



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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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
October 16, 2025

MIRA SANABRIA
182 N COLUMBUS AVE, Freeport, NEW YORK, 11520

RE: **182 N COLUMBUS AVE, Freeport, NEW YORK, 11520**
Zoning District - Res A SBL: 55 244 2
Building Permit Number: BUIL-25-44
Description: Maintain 27.33' X 18.33' rear open porch

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2025 DEC -5 1 P 12:02
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez

ZBA Approval Needed: Yes No

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-25-44

Location:

182 N COLUMBUS AVE, Freeport, NEW YORK, 11520

Applicant:

MIRA SANABRIA

Description:

Maintain 27.33' X 18.33' rear open porch

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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VILLAGE OF FREEPORT, NY

Dated: October 16, 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.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information						
182 N Columbus Ave						
Name of Action or Project: 182 N Columbus Ave - open porch						
Project Location (describe, and attach a location map): 182 N. Columbus Ave Freeport NY 11520						
Brief Description of Proposed Action: Maintain permit for 27.33' x 18.33' open porch						
Name of Applicant or Sponsor: Mayra Sanabria		Telephone: 516-304-2247				
Address: 182 N Columbus Ave		E-Mail: rigojose.nunez@gmail.com				
City/PO: Freeport	State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES					
X						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES					
X						
3.a. Total acreage of the site of the proposed action? _____ acres						
b. Total acreage to be physically disturbed? _____ acres						
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres						
4. Check all land uses that occur on, adjoining and near the proposed action.						
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/> NO <input type="checkbox"/> YES		
	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Mayra Sarabona</u>	Date: <u>9-7-25</u>	
Signature: <u>Mayra Sarabona</u>		

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

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

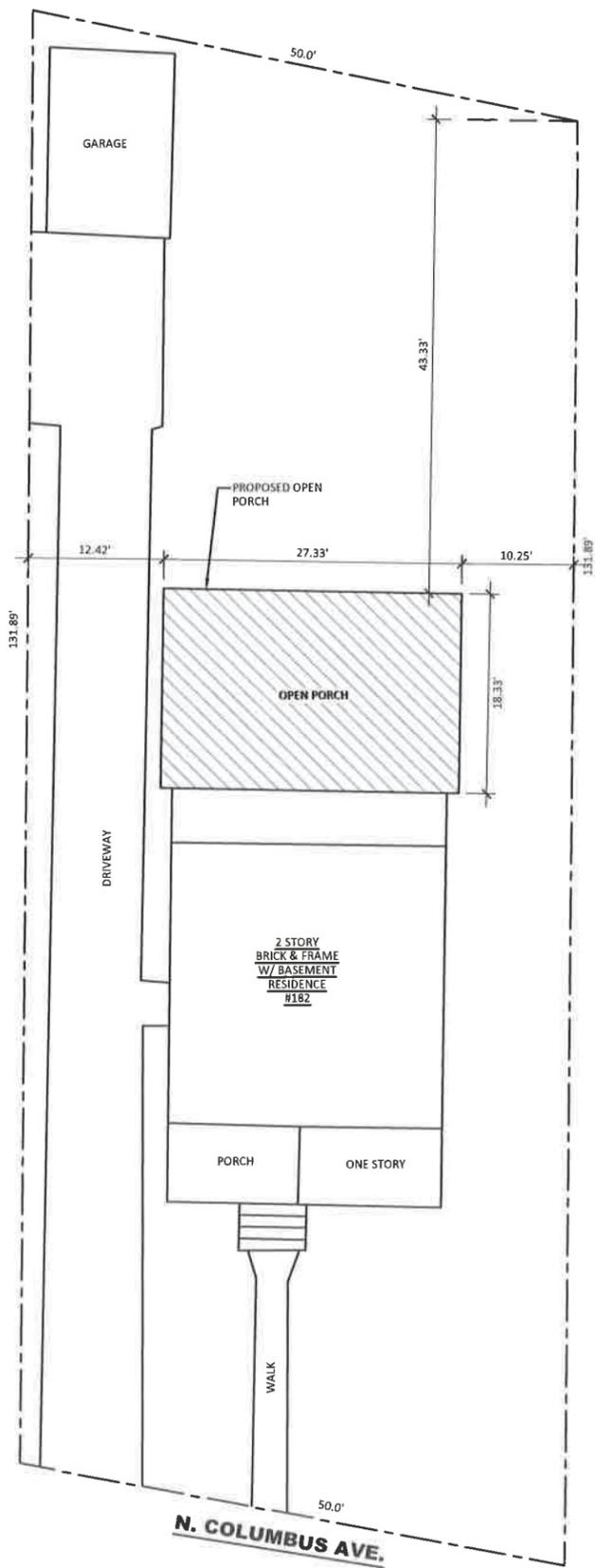
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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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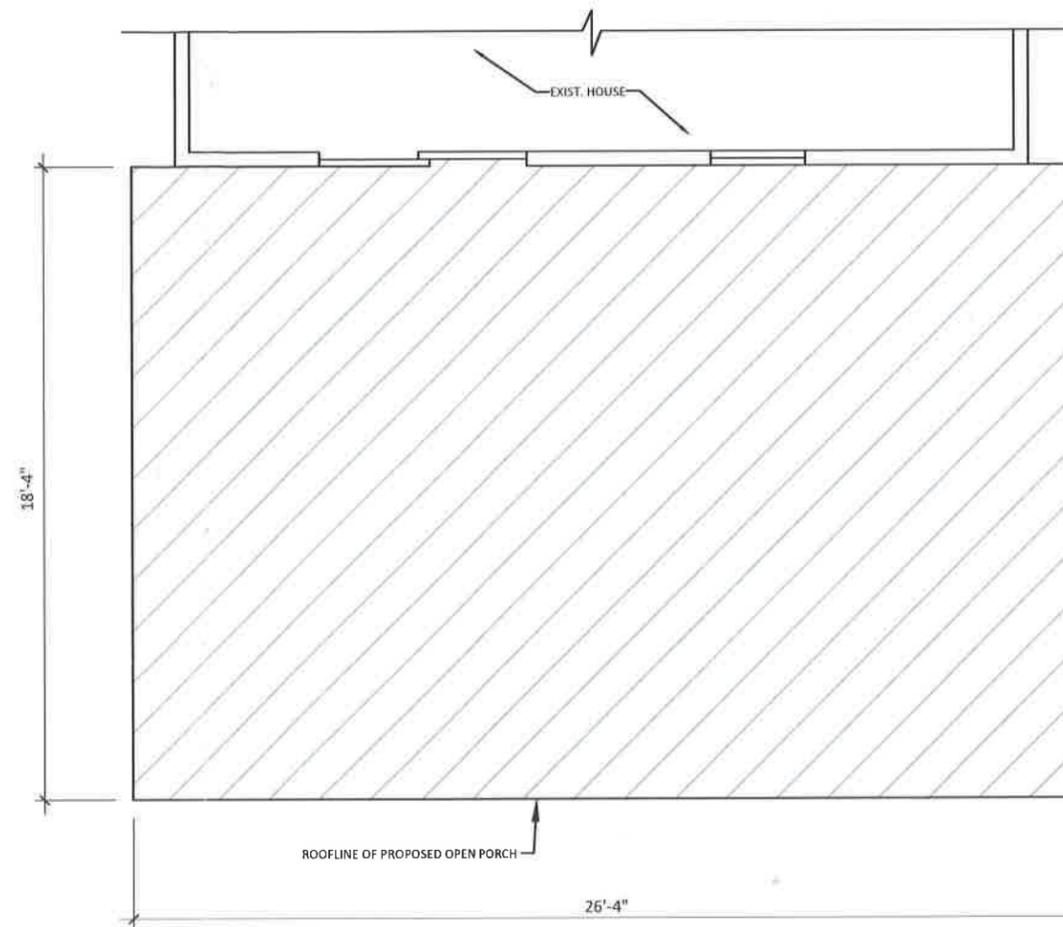
2025 DEC -5 1 P 12: 02

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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



N **SITE PLAN**
SCALE: 1/4" = 1'-0"

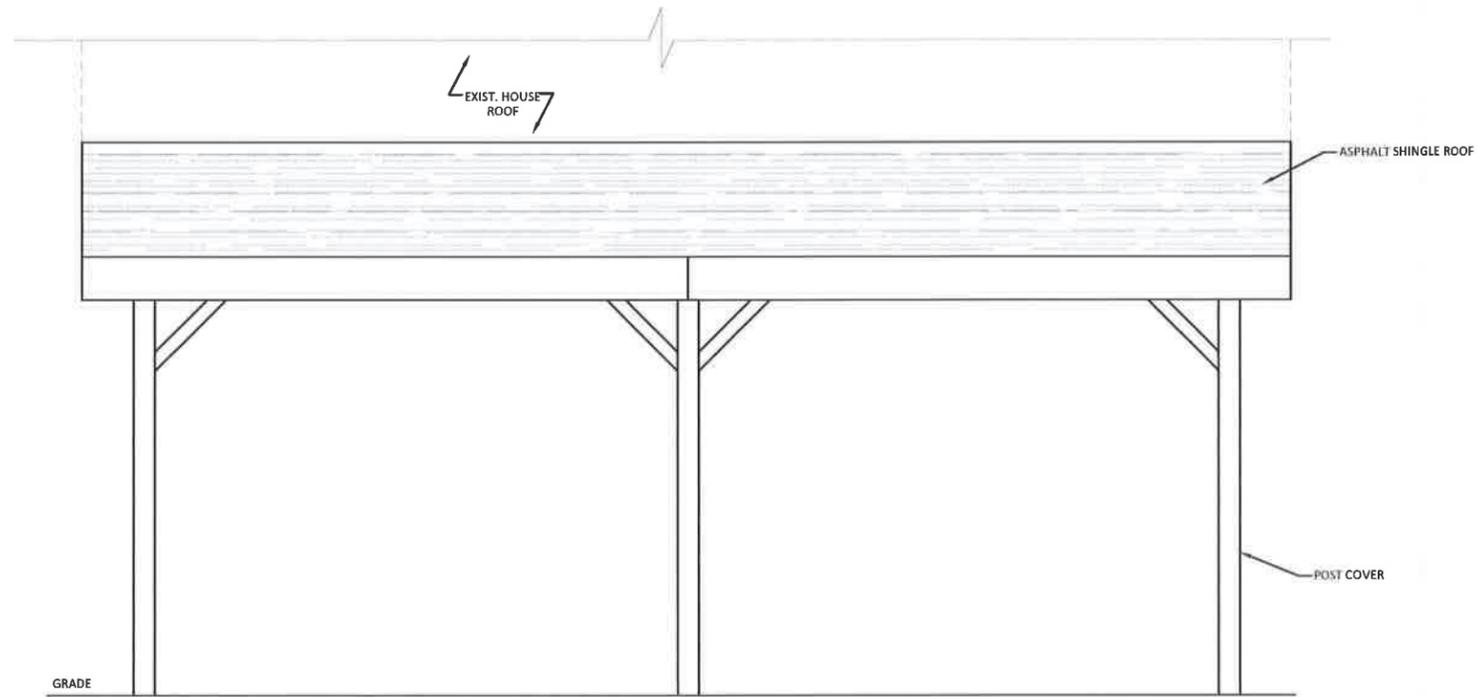


N **OPEN PORCH PLAN**
SCALE: 1/4" = 1'-0"

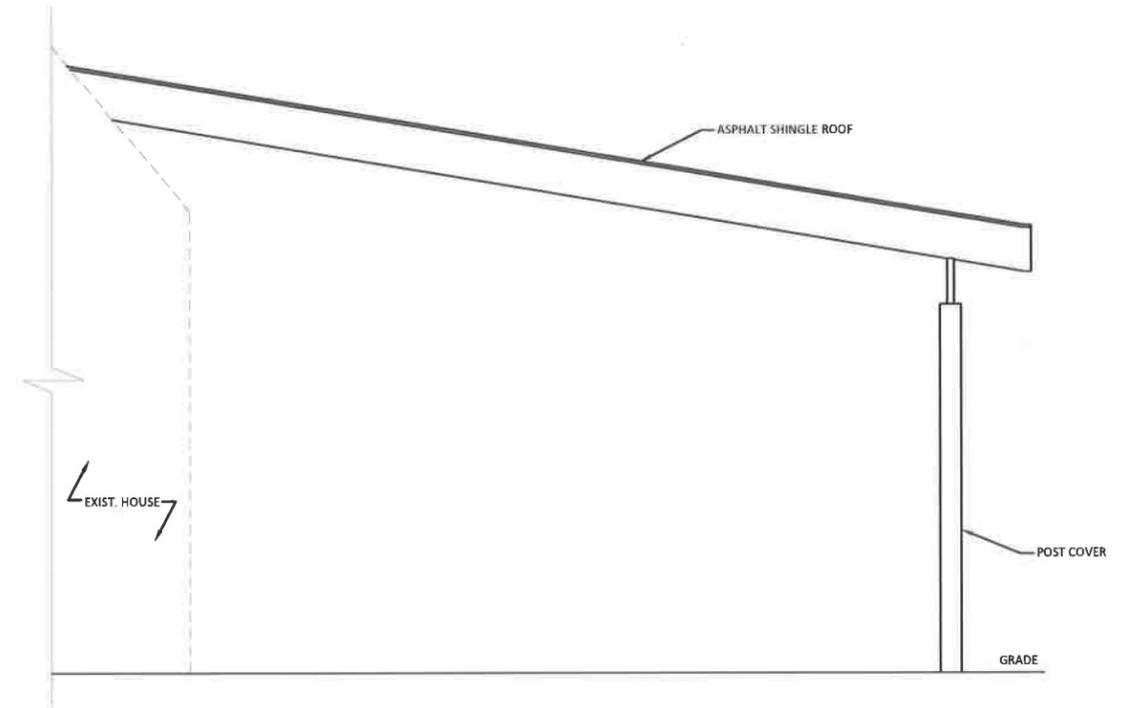
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VILLAGE OF FREEPORT, NY



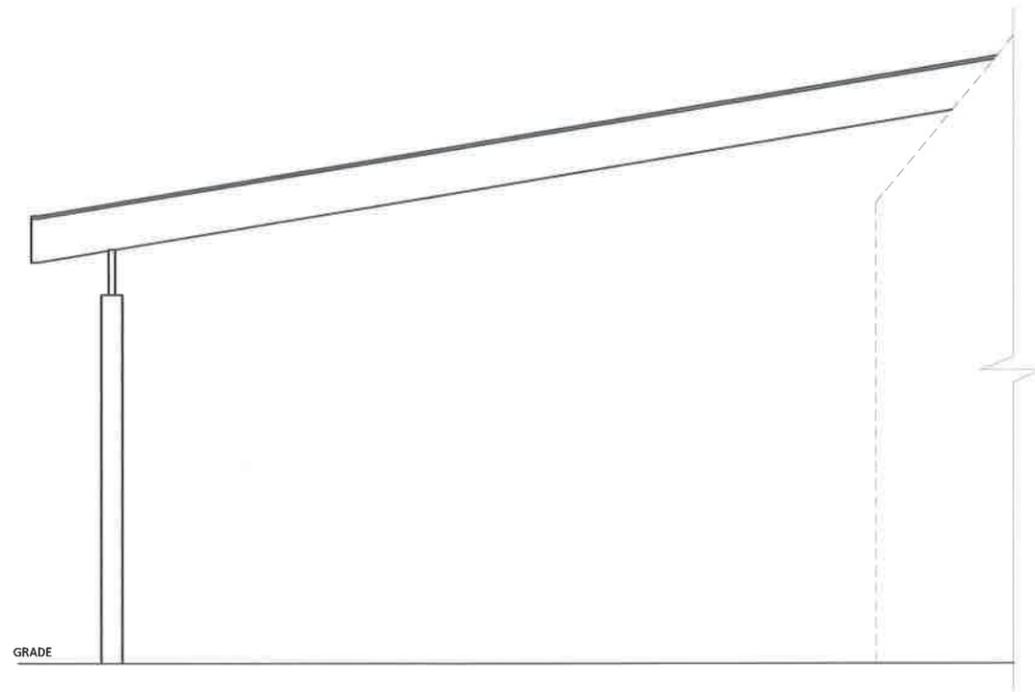
<p>TECNICO SERVICES LLC ANTONIO SEMINATORE, P.E. EMAIL: TECNICOSERVICESNY@GMAIL.COM PHONE: 516-902-8169</p>	
PROJECT	DATE
182 N. COLUMBUS AVE. FREEPORT, NY	11/21/25
TITLE	DRAWING
SITE PLAN, OPEN PORCH PLAN	A-2



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



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



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



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 VILLAGE OF FREEPORT, NY

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

PROJECT	DATE
182 N. COLUMBUS AVE. FREEPORT, NY	11/21/25
TITLE	DRAWING
SITE PLAN, OPEN PORCH PLAN	A-3

Application Date: 12/11/25
Fees Paid: \$225.00

SP# 386dp

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: 65 Mount Joy Avenue ZONING DISTRICT RES A
SECTION 55 BLOCK 398 LOT 365 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Joseph OWADEYAH</u>			Name: <u>Joseph OWADEYAH</u>
Address: <u>65 Mount Joy Ave</u> <u>Freeport, NY 11520</u>			Address: <u>65 Mount Joy Ave.</u> <u>Freeport, NY 11520</u>
Telephone #: _____			Telephone #: _____

Representing Agent
Attorney Name: _____
(optional) Phone #: MARIA MIRO
516-547-5251

Address: 1002 Merrick Dve
11 Merrick, NY 11566

Present Land Use: RES A 1-Family

Proposed Land Use: RES A
1-Family

Description of Proposed Work: Proposed 436.62 SF 1ST AND
2ND FLOOR ADDITION

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

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

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

_____ YES _____ NO

X [Signature]
APPLICANT'S SIGNATURE

10/28/25
DATE

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VILLAGE CLERK'S OFFICE
FREEPORT, NY

Sworn to before me this 28th
day of October, 2025
Amarilis Ledesma
Notary Public

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

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

X [Signature]
PROPERTY OWNER'S SIGNATURE

10/28/25
DATE

Sworn to before me this 28th
day of October, 2025
Amarilis Ledesma
Notary Public

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

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO

Date of Hearing: _____
Date of Decision: _____
Approved _____ Denied _____

Village Clerk's Signature: _____

Date: _____

Planning Board Signature: _____

Date: _____

SUBMISSION CHECKLIST

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Title of drawing, including name and address of applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. North point, scale, and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Boundaries of the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. Location of outdoor storage and description of materials to be stored.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Location and description of all proposed waterfront public access/recreation provisions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Description of sewage disposal and water supply systems and locations of such facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n. Location, design and size of all signs and lighting facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	p. Building orientation and site design for energy efficiency and visual quality.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	u. Estimated project construction schedule.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	v. Record of application for approval status of all necessary permits from federal, state and county officials.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w. Identification of any federal, state or county permits required for project execution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
October 22, 2025

Joseph Owadegah
65 MOUNT JOY AVE, FREEPORT, NY, 11520

RE: **65 MOUNT JOY AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 55 398 365
Building Permit Number: BUIL-25-82
Description: Proposed 436.62 SF 1st and 2nd floor addition

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.**

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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 DEC 11 P 4:41
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

**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-25-82

Location: 65 MOUNT JOY AVE, FREEPORT, NY, 11520

Applicant: Joseph Owadeyah

Description: Proposed 436.62 SF 1st and 2nd floor addition

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: October 22, 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.

RECEIVED
2025 OCT 11 P 10:41
VILLAGE OF FREEPORT, NY

617.20
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Short Environmental Assessment Form

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Joseph Owadeyah			
Project Location (describe, and attach a location map): 65 Mount Joy Avenue, Freeport, N.Y. 11520			
Brief Description of Proposed Action: Proposed 436.62 SF 1st and 2nd floor addition.			
Name of Applicant or Sponsor: Joseph Owadeyah		Telephone: 1-917-885-0502	
		E-Mail: gavirealty@yahoo.com	
Address: 65 Mount Joy Avenue			
City/PO: Freeport		State: N.Y.	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: Village of Freeport			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1412 acres	
b. Total acreage to be physically disturbed?		.1412 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1412 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joseph Owadeyah</u>	Date: <u>11/24/25</u>	
Signature: _____		

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

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

<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)

MATERIAL LIST:

65 MOUNT JOY AVENUE, FREEPORT, N.Y.

Roof: Timberland HD2 Series - Color: Weathered Wood

Siding: Everlast Standard 7" x 12" Horizontal Lap Siding
Color: Sand Dune

Trim: Pure White

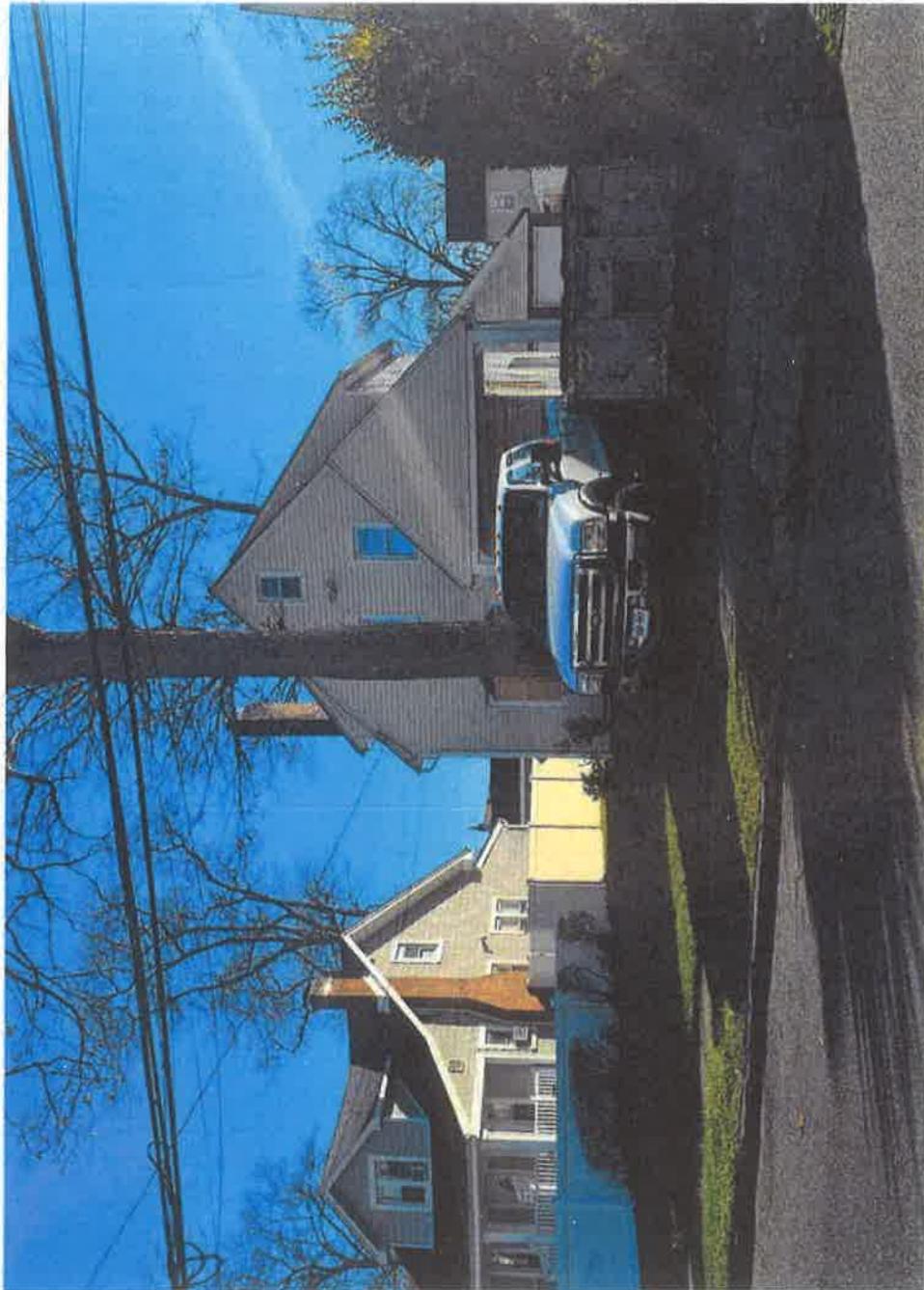
Shutters: Vantage Raised Panel
Color: Black

Windows - DW - White
With GRIDS

Single Front Solid Door
Raised Panel - black.

Earth tone Field Stone,

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MOUNT JOY AVENUE
FREEPORT, NY



65 Mount Joy Ave.
Freeport, N.Y. 11520

Front Photo

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2005 DEC 11 P 4:41
MAIL ROOM



Front Photo

65 Mount Jay Ave.
Freeport, NY

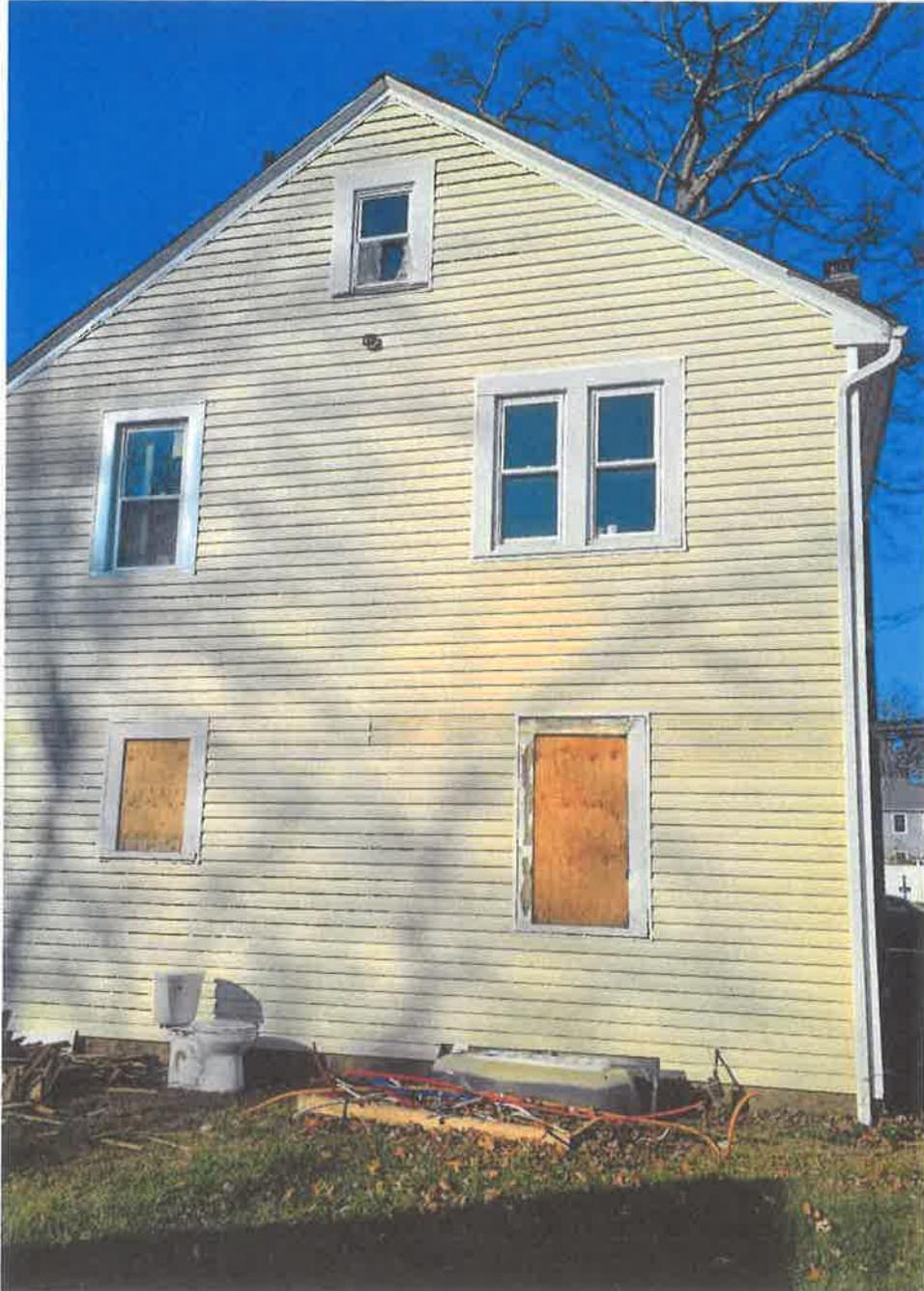
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2025 DEC 11 P 4: 41



DETACHED 2-CAR GARAGE 65 Mount Joy Ave.
Freeport, NY 11520

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SHERIFF'S OFFICE
SHERIFF'S OFFICE
SHERIFF'S OFFICE



2025 DEC 11 P 4:45

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65 Mount Joy Ave
Freeport, N.Y 11520

Rear Photo



ADJACENT PROPERTY OWNER.
63

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CLERK'S OFFICE
VILLAGE OF TICEBORO, NY



Adjacent Property Owner
75

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2025 DEC 11 P
CLIENT'S OFFICE
TOWN OF FINEPORT



FIVE
REPORT, NY

2005 DEC 11 12 4: 42

Adjacent Property Owner

UNRECORDED



Adjacent Property Owner,

CLERK'S OFFICE
HALL OF RECORDS
2025 DEC 11 P 4:42

RECORDED

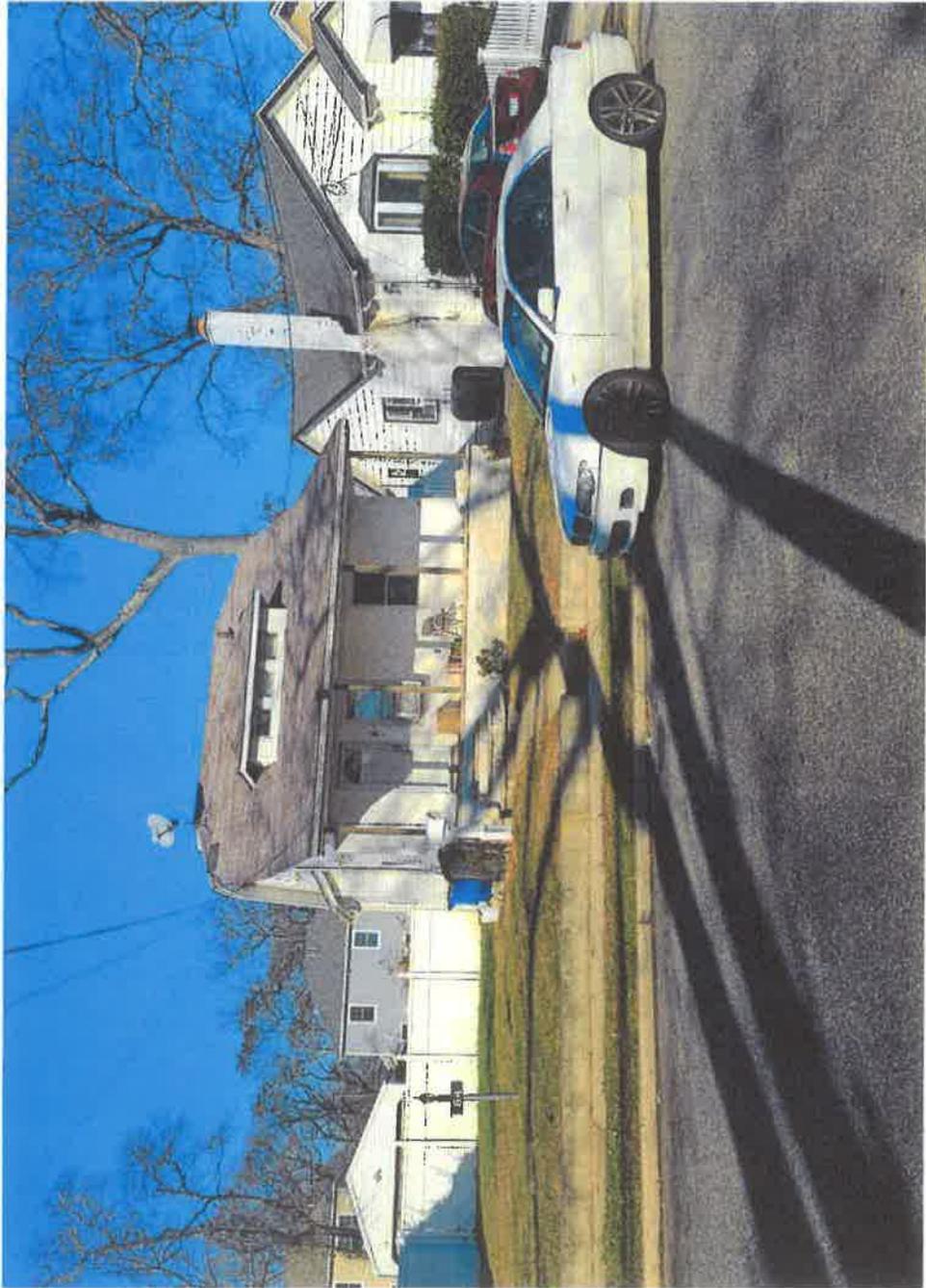


ADJACENT Property Owners
ACROSS STREET # 70 + 74

CLERK'S OFFICE
MILLAGE DEPARTMENT, NY

2025 DEC 11 P 4: 42

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Adjacent Property Owner
#64

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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Camera Facing East
Mount Joy Ave

CLERK'S OFFICE
JUDGE OF FREEDOM, NY

2025 DEC 11 P 4:42

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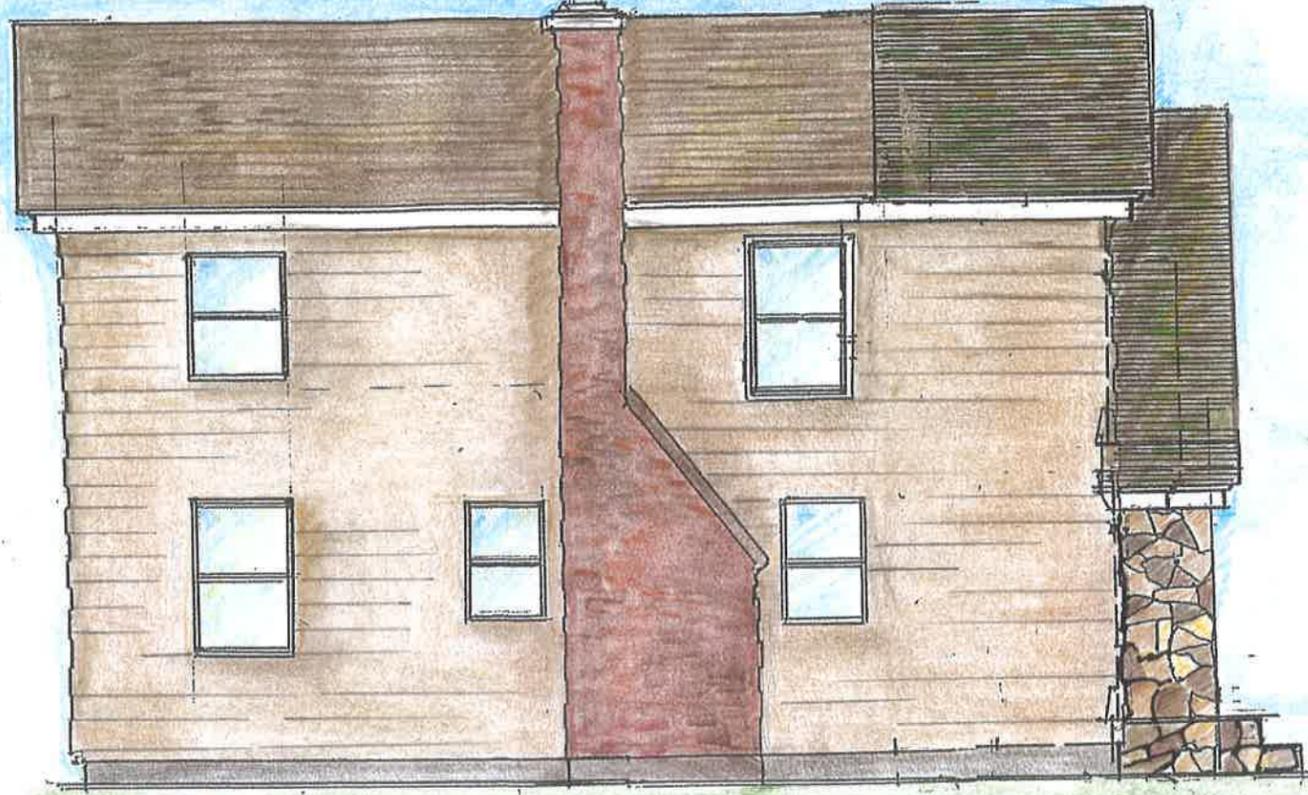


Camera Facing West
Mount Jay Ave.

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POLICE OFFICE
TOWN OF FAIRPOINT, NY



FRONT ELEVATION



SIDE ELEVATION - LEFT

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MAYOR'S OFFICE
CITY OF FREEBORO, NJ

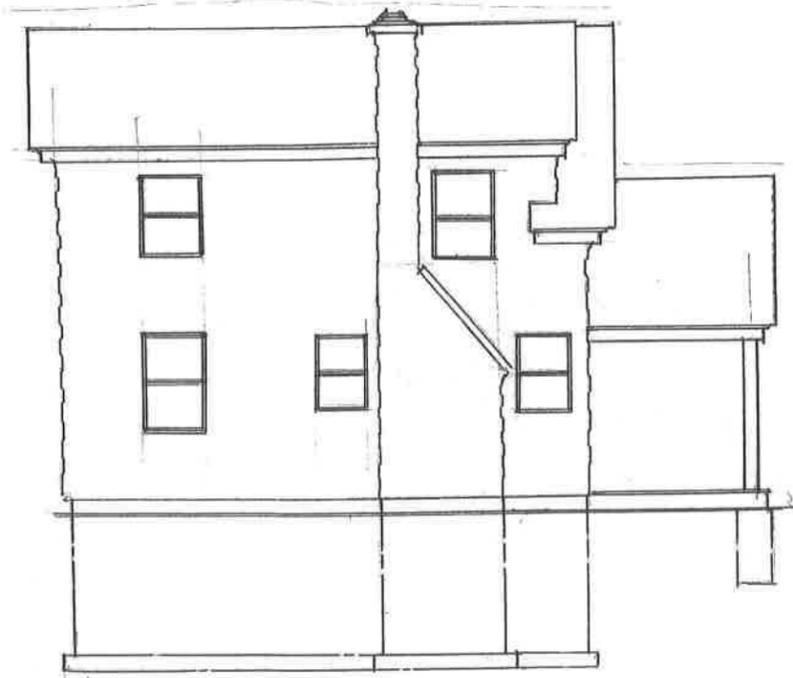


REAR ELEVATION



SIDE ELEVATION - RIGHT

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VILLAGE OFFICE
VILLAGE OF FINEASBURG, VA



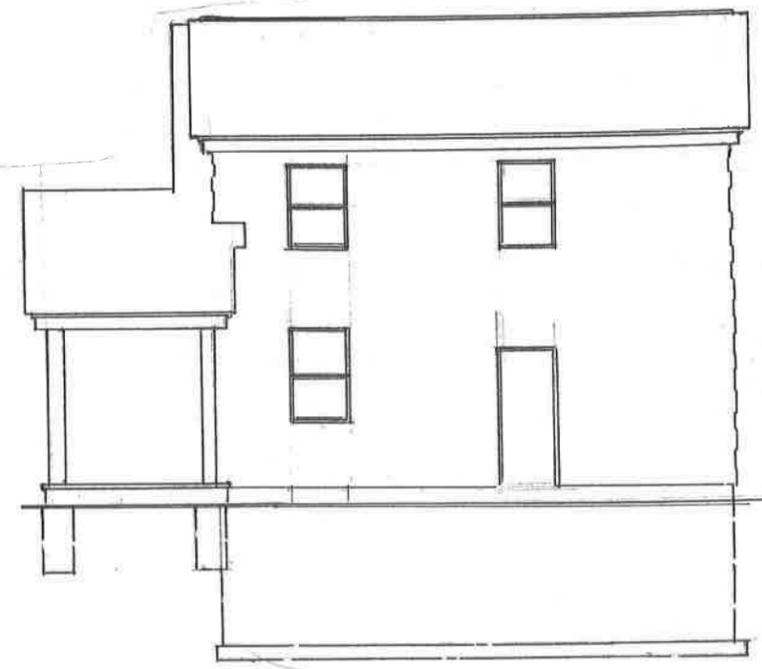
EXISTING LEFT SIDE ELEVATION

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



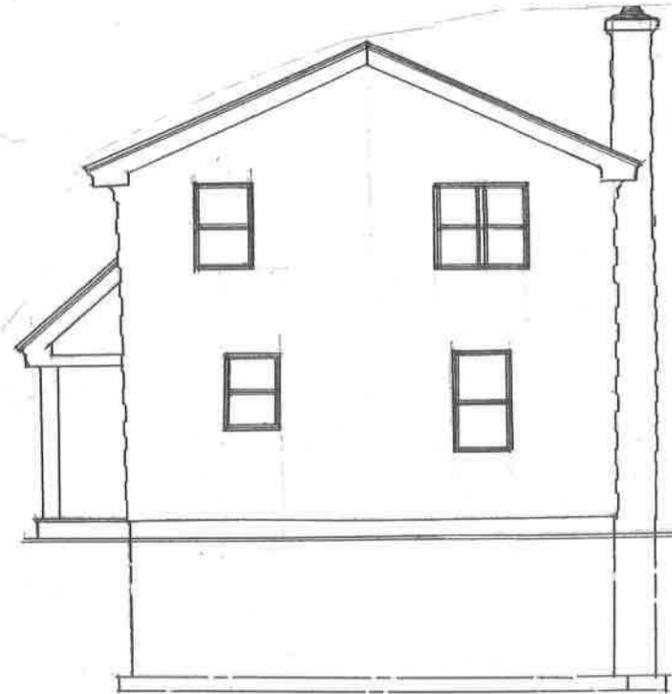
EXISTING FRONT ELEVATION

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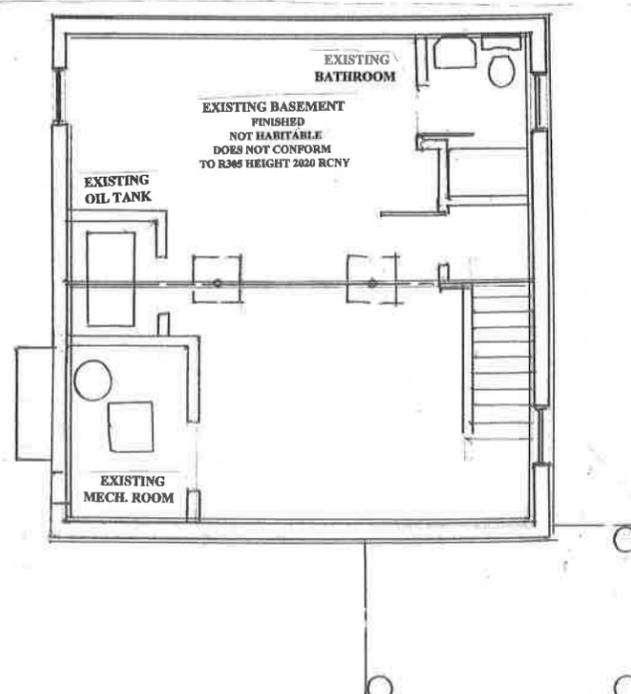
EXISTING RIGHT SIDE ELEVATION

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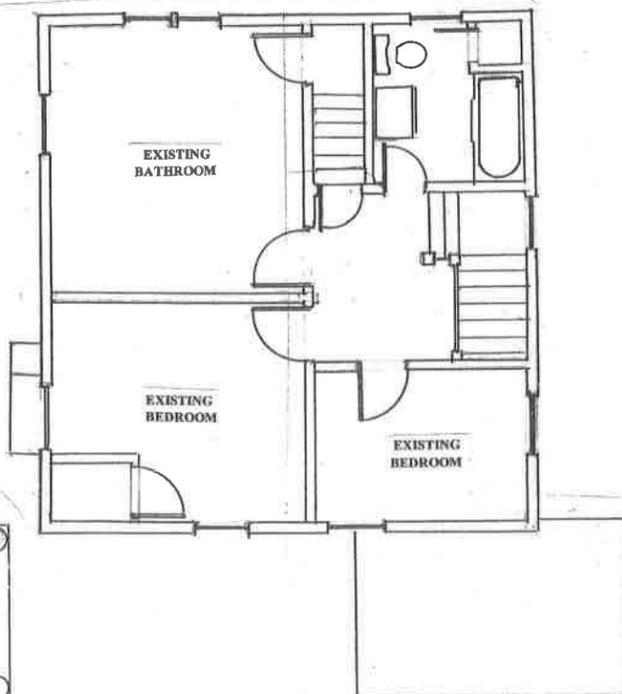


EXISTING REAR ELEVATION

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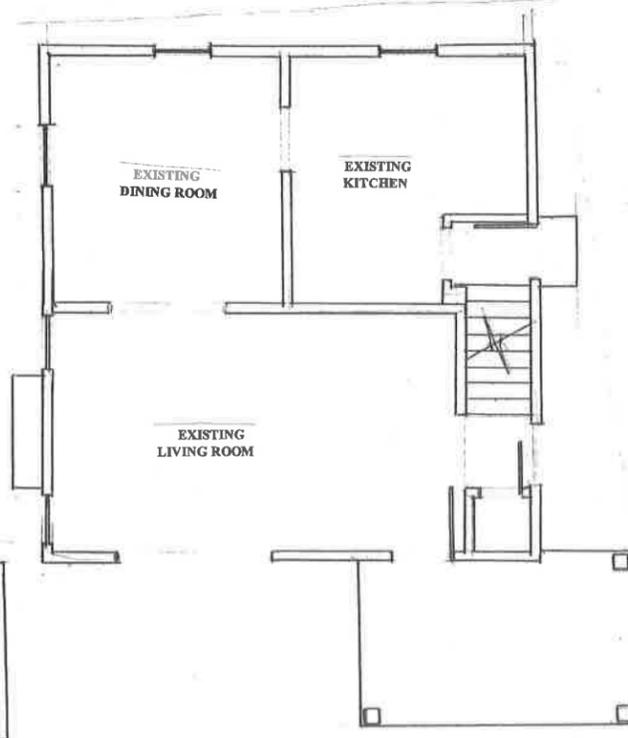


EXISTING FOUNDATION PLAN



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

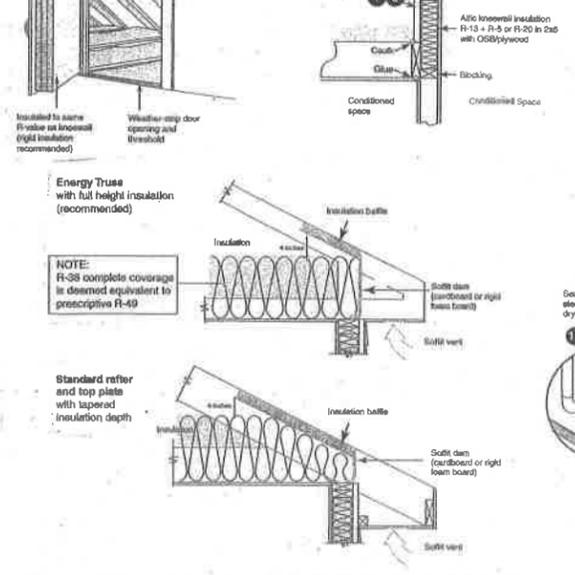
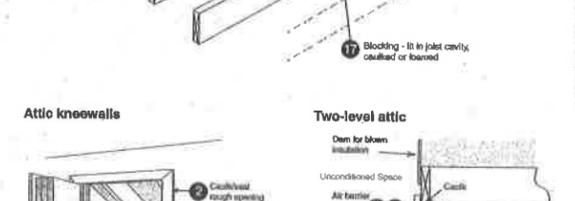
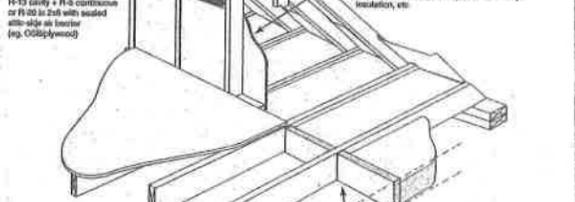
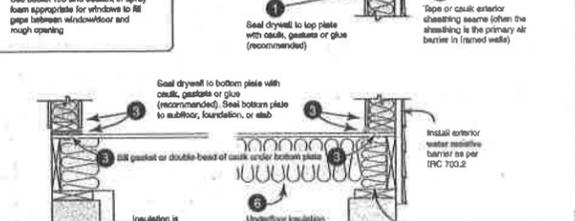
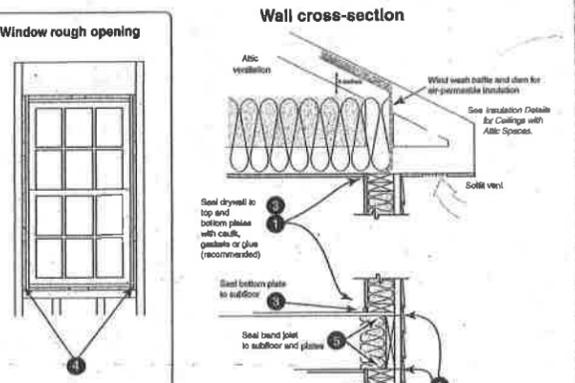
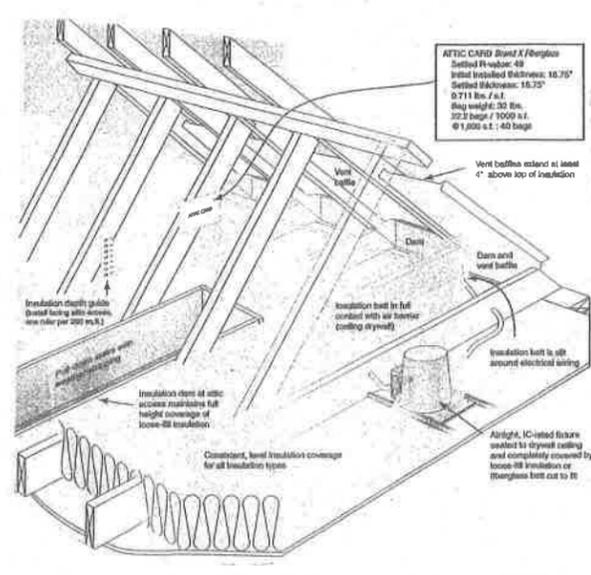
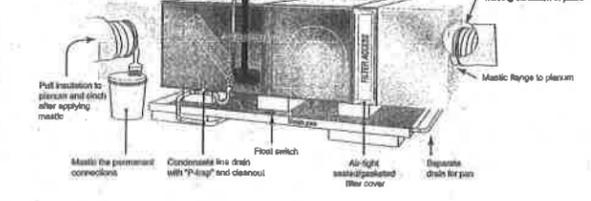
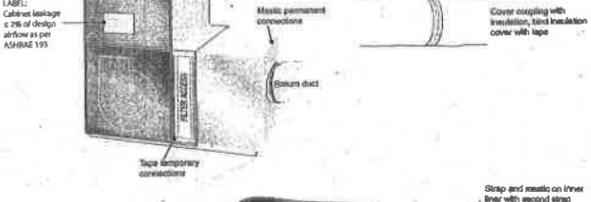
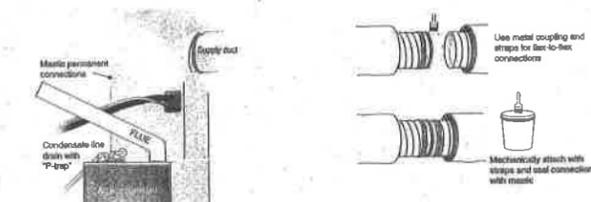
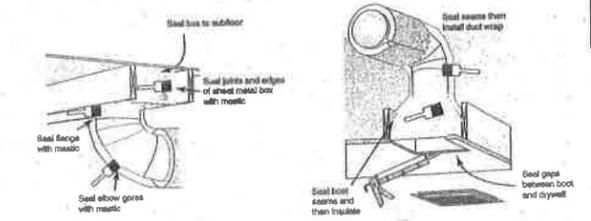
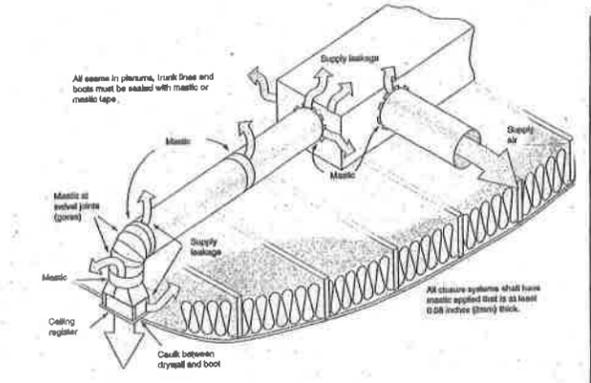
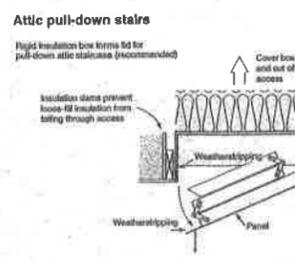
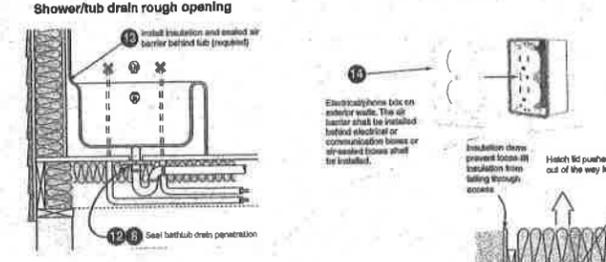
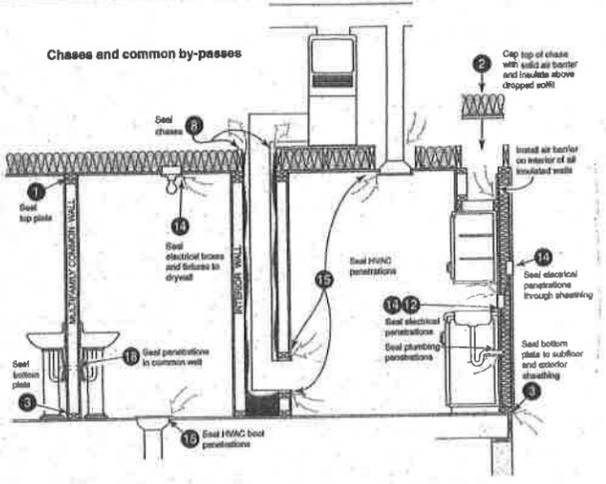
SCALE: 1/4" = 1'-0"

ARCHITECT:
JOSEPH MICHAEL GRÄTZER
99 WANTAGH AVENUE
EAST ISLIP, NEW YORK 11730
631-740-1274
josephm@gratzer@gmail.com

SECTION 55
BLOCK 398
LOT 365

PROPOSED ADDITION/INTERIOR ALTERATION
FOR NATION WIDE HOMES
65 MOUNT JOY AVENUE
FREEPORT, N.Y. 11520





GENERAL REQUIREMENTS

- Breaks or joints in the air barrier shall be sealed.
- Air-permeable insulators shall not be used as a sealing material.
- A continuous air barrier shall be installed in the building envelope.
- The exterior thermal envelope contains a continuous air barrier.
- All insulation shall be installed at a Class I quality in accordance with ICC-INTERNET 301.

FRAMING INSPECTION

2	Colling/attic	The air barrier in any dropped ceiling/coffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.
3	Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed. Walls are framed to allow the corner to be insulated or continuous insulation is/will be installed.
4	Windows, skylights and doors	The space between window/door jamb and framing, and skylights and framing shall be sealed.
5	Rim joists	Rim joists shall include the air barrier.
6	Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.
7	Crawl space walls	Exposed earth in inverted crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
10	Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
13	Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated. The air barrier installed at exterior walls adjacent showers and tubs shall separate them from the showers and tubs.
14	Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
16	Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.

INSULATION INSPECTION

2	Colling/attic	The insulation in any dropped ceiling/coffit shall be aligned with the air barrier.
3	Walls	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
5	Rim joists	Rim joists shall be insulated.
6	Floors (including above garage and cantilevered floors)	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
7	Crawl space walls	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
9	Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that an installation readily conforms to the available cavity space.
11	Recessed lighting	Recessed lighting fixtures installed in the building thermal envelope shall be air tight and IC rated.

PLUMBING ROUGH IN INSPECTION

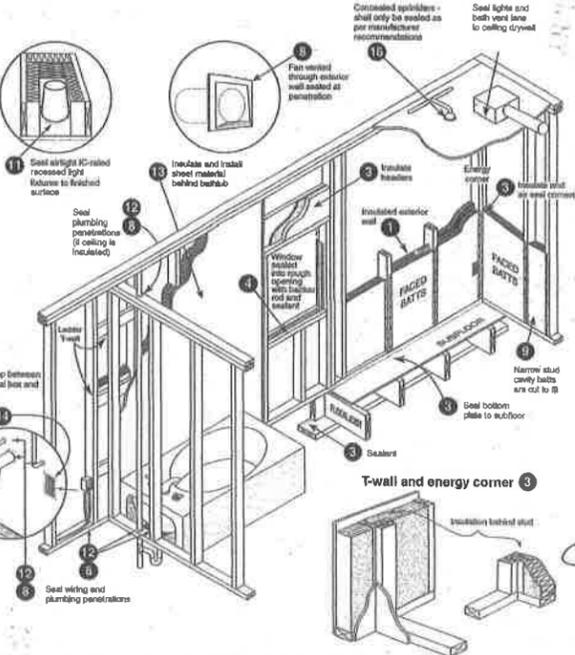
12	Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
----	---------------------	--

MECHANICAL ROUGH IN INSPECTION

8	Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
15	HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the exterior, wall covering, or ceiling.

FINAL INSPECTION

11	Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.
2	Colling/Attic	Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.

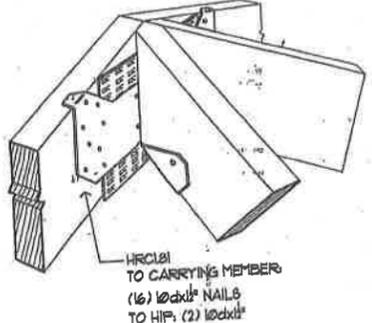


ARCHITECT:
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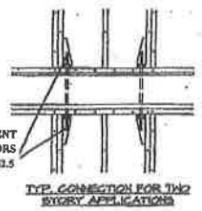
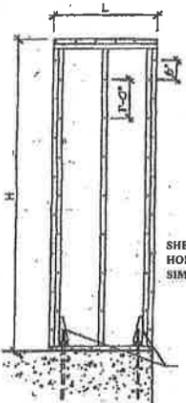
SECTION 55 398
BLOCK 365
LOT

PROPOSED ADDITION/INTERIOR ALTERATION
FOR NATION WIDE HOMES
65 MOUNT JOY AVENUE
FREEPORT, N.Y. 11520
AIR SEALING DETAIL
R404.1.1.2020 NYSECC
BASED ON 3 AIR CHANGES PER HOUR.

REGISTERED ARCHITECT
STATE OF NEW YORK
5 OF 9



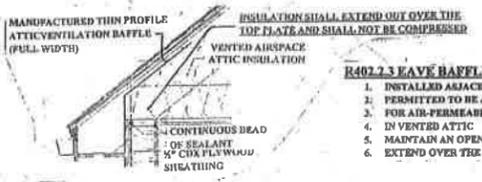
B HIP TO RIDGE
AT SCALE: N.T.S.



1/2" CDX PLYWOOD SHEATHING @ EXTERIOR W/ 8d NAILS @ 6" O.C. @ EDGES & @ 12" O.C. IN THE FIELD

1/2" GYP. BD. @ INTERIOR W/ 5d COOLER NAILS @ 7" O.C. @ EDGES & @ 10" O.C. IN THE FIELD

SHEAR WALL SEGMENT DETAIL
SCALE: 1/2"=1'-0"



- R402.3 EAVE BAFFLE**
1. INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS
 2. PERMITTED TO BE ANY SOLID MATERIAL
 3. FOR AIR-PERMEABLE INSULATIONS
 4. IN VENTED ATTIC
 5. MAINTAIN AN OPENING >= SIZE OF THE VENT
 6. EXTEND OVER THE TOP OF THE ATTIC INSULATION

COMPONENT & CLADDING LOADS
PSF

WINDOW	TYPE	SIZE	EXPOSURE #	LAGHT	VENTILATION	POSITIVE PRESSURE	NEGATIVE PRESSURE	MODEL #
2	Partially	3' 1/2" x 4' 1/2"	4	10.81 psf	5.48 psf	+17.4 psf	-19.2 psf	143046
2	Partially	2' 1/2" x 4' 1/2"	4	8.59 psf	4.63 psf	+18.2 psf	-19.2 psf	142446

ALL WINDOWS SHALL BE ANDERSEN 400 SERIES DUAL PANE LOW-E GLASS
U = 0.25
SHGC = 0.18

THE HOUSE IS NOT LOCATED IN A HIGH WIND BORNE DEBRIS REGION; THEREFORE, THE GLASS FOR THE WINDOWS SHALL NOT BE REQUIRED TO CONFORM TO THE LARGE MISSILE TEST ASTM E1886 AND E1996

NOTE:
ICE & WATER SHIELD MEMBRANE SHALL BE INSTALLED AT ALL RAKE, RIDGE, VALLEY & SOFFIT ROOF LINES AS PER R905.1.2 2020 RCNY
EXTEND ICE & WATER SHIELD MEMBRANE 24" IN FROM INTERIOR WALL LINE

RIDGE TENSION STRAP
SIMPSON #CS20
NAILING SHALL CONFORM TO TABLE A3.6 2018 WFCM SHEET #7

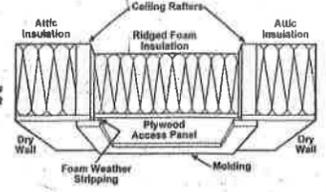
CONCRETE STRENGTH TABLE R402.2
ALL CONCRETE SHALL BE TYPE I PORTLAND CEMENT, CONCRETE STRENGTH SHALL BE 3,000 PSI AT 28 DAY STRENGTH W/ WATER/ CEMENT RATIO NOT TO EXCEED 0.45. CONTRACTOR SHALL SAVE ALL DELIVERY TICKETS AND PRESENT TO BUILDING DEPARTMENT.

PARALLEL PARTITIONS
JOISTS UNDER PARALLEL BEARING WALLS ABOVE SHALL COMPLY W/ R502.4 2020 RCNY
DOUBLE UP FLOOR JOISTS UNDER PARALLEL PARTITIONS

ALL WOOD MEMBERS WITHIN 8" OF SOIL OR IN DIRECT CONTACT W/ CONCRETE SHALL BE PRESURE TREATED IN CONFORMANCE W/ R317 & R404.3.6 2020 RCNY

ALL FLOORS SHALL BE FIRESTOPPED & DRAFTSTOPPED IN CONFORMANCE W/ R302.11 & R303.11 2020 RCNY
SEE SHEET #1 FOR CODE REQUIREMENTS

- R402.2.4 - ACCESS HATCHES & DOORS**
ACCESS DOORS FOR UNCONDITIONED ATTIC:
1. SHALL BE WEATHERSTRIPPED
 2. INSULATED TO LEVEL EQUIVALENT SURROUNDINGS
 3. ACCESS TO EQUIPMENT WITHOUT DAMAGING INSULATION
 4. BAFFLE FOR LOOSE FILL INSULATION



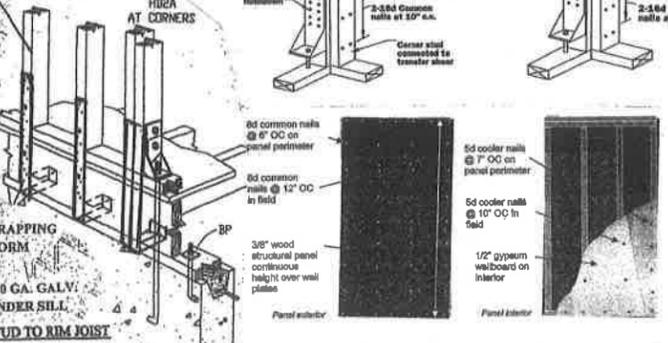
EXTEND 1 1/2" X 20 GA. GALV. STRAPPING ONTO STUD FACE 12" MIN.

1 1/2" X 20 GA. GALV. STRAPPING NAILING SHALL CONFORM TO TABLE 3.4B

WRAP 1 1/2" X 20 GA. GALV. TRAPPING UNDER SILL PLATE

STUD TO RIM JOIST

SHEARWALLS HAVING ASPECT RATIOS EXCEEDING 1:1:1 SHALL BE BLOCKED SHEARWALLS IN ACCORDANCE W/ TABLE 3.1.7D FOOTNOTE #2 WFCM 2015. MAXIMUM SHEARWALL ASPECT RATIO SHALL NOT EXCEED 2:1 IN CONFORMANCE W/ SEISMIC PROVISIONS.



WFCM 3.4.4.2 "Standard" Shear Wall

Table 3.4B Shear Walls Resisting Uplift and Shear¹
(Prescriptive Alternative to Table 3.4) **Exposure B**

Wood Structural Panel Shear Wall Requirements	Wind Speed 3-second gust (mph) (See Figure 1.1)		Maximum Roof Span (ft) ^{1,2}															
	90	95	100	105	110	115	120	125	130	135	140	145	150	160	170	180	195	
7/16" OSB or 15/32" plywood with species of plies having 52° field edges	1	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36
7/16" OSB or 15/32" plywood with species of plies having 90° edges	1	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36
1 1/2" OSB or plywood with species of plies having 90° edges	1	4	6	8	10	12	14	16	18	20	22	24	26	28	30	32	34	36

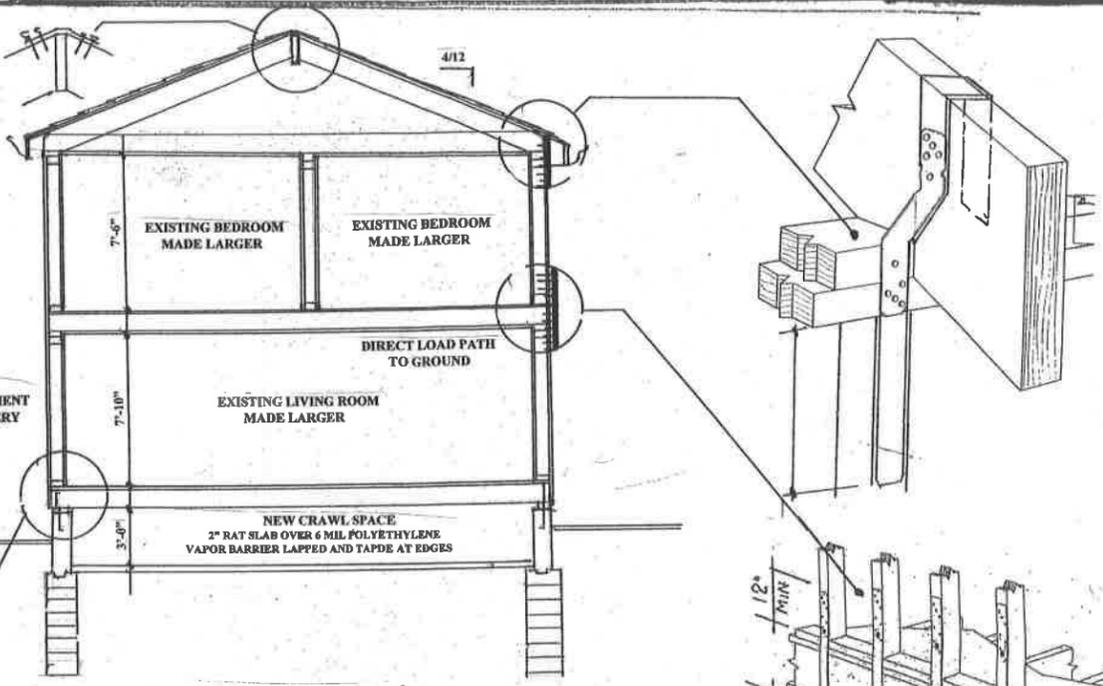
¹ See AWC/WAPA Special Design Provisions for Wind and Seismic (DPWS) for proper design and detailing of wood structural panels used to resist combined shear and uplift from wind.

² Where framing has a specific gravity of 0.49 or greater, tabulated maximum roof spans shall be permitted to be multiplied by 1.08, but in no case shall they exceed a span of 36 ft.

³ Tabulated values for plywood assume plywood with a species of plies having a specific gravity of 0.49 or greater. For plywood with other species, multiply the tabulated maximum roof spans by 0.90.

⁴ Wood structural panels shall overlap the top member of the double top plate and bottom plate by 1 1/2" and a single row of fasteners shall be placed 1/4" from the panel edge.

⁵ Wood structural panels shall overlap the top member of the double top plate and bottom plate by 1 1/2". Rows of fasteners shall be 1/2" apart with a minimum edge distance of 1/2". Each row shall have nails at the specified spacing.



SECTION A-A
SCALE: 1/2"=1'-0"

Figure 3.5a Corner Stud Holddown Detail - 3 Studs With Blocking

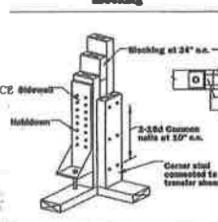


Figure 3.5b Corner Stud Holddown Detail - 4 Studs

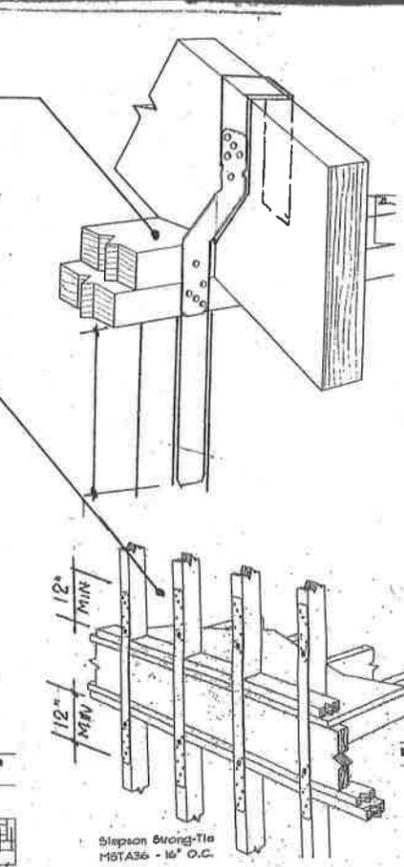
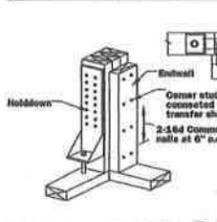
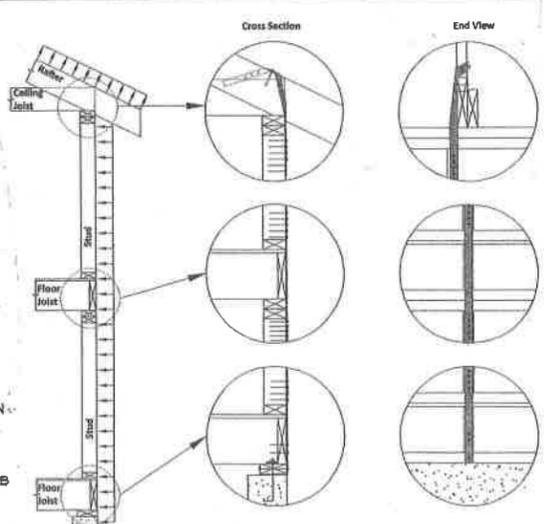
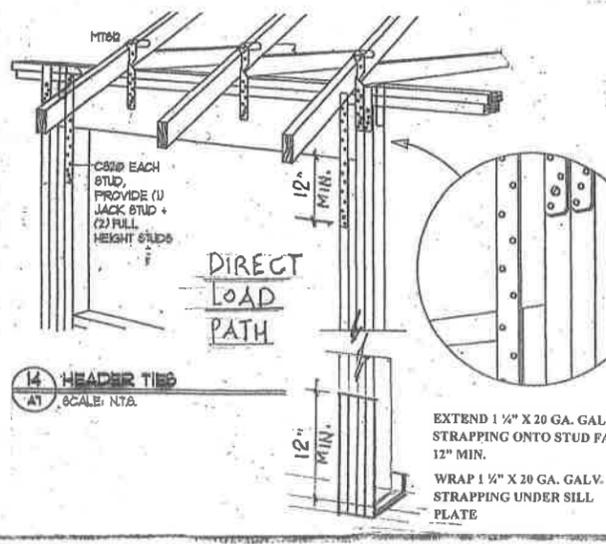


Figure 2.2c Typical Wind Uplift Connections



B TENSION BRIDGING DETAIL
AT SCALE: N.T.S.

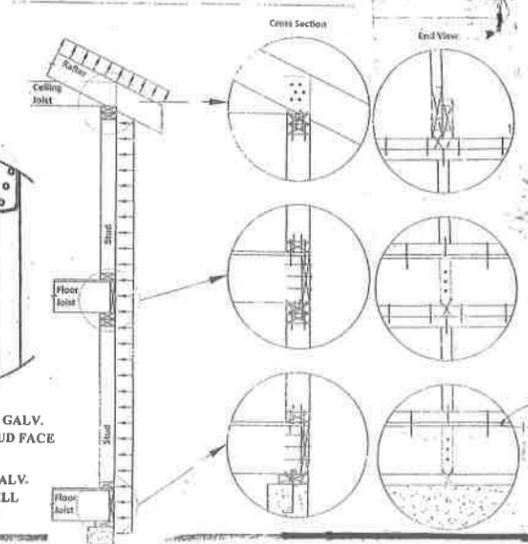


14 HEADER TIE
AT SCALE: N.T.S.

EXTEND 1 1/2" X 20 GA. GALV. STRAPPING ONTO STUD FACE 12" MIN.

WRAP 1 1/2" X 20 GA. GALV. STRAPPING UNDER SILL PLATE

Figure 2.2a Typical Lateral Framing Connections



ROOFING/CEILING
30 YR. ARCHITECTURAL SHINGLES
15 LB. ROOFING FELT
1/2" CDX PLYWOOD SHEATHING
CONTINUOUS RIDGE VENT
2" X 10" RIDGE
2" X 8" RAFTERS AT 16" O.C.
2" X 8" CLG. JSTS. AT 16" O.C.
2" X 4" C.T. AT 32" O.C. AT ATTIC
CLOSED CELL SPRAY FOAM INSULATION AT CEILING
7" THICK (R6.5/ INCH OF THICKNESS X 7" = R45.0)
1/2" GYP. BD.
VINYL VENTED SOFFITS
ALUMINUM GUTTERS AND LEADERS

WALLS
2" X 4" STUDS AT 16" O.C.
1/2" CDX PLYWOOD SHEATHING
TYVEK HOUSEWRAP
VINYL SIDING TO MATCH W/ 1/2" FOAM BACKER (R = 2.0)
R-15 HIGH DENSITY BATT INSULATION
1/2" GYP. BD.

FLOORS
2" X 8" FL. JSTS. AT 12" O.C.
1/2" PLYWOOD SUBFLOOR GLUED AND SCREWED FOR ADDED STIFFNESS
R-21 BATT INSULATION

FOOTINGS/ FOUNDATION
8" THICK P.C. FOUNDATION WALL
8" X 16" P.C. FOOTING
2" X 6" P.T. SILL PLATE W/ 1/2" DIA. ANCHOR BOLTS
30" O.C., 7" EMBEDMENT, 12" IN FROM CORNERS
2" P.C. RAT SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER LAPPED AND TAPED AT EDGES

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55 SECTION
398 BLOCK
365 LOT

PROPOSED ADDITION/INTERIOR ALTERATION
FOR NATION WIDE HOMES
65 MOUNT FOX AVENUE
FREEPORT, N.Y. 11520



Table 3.22EA Laterally Unsupported (Dropped) Header Spans for Exterior Loadbearing Walls
(Supporting a Roof, Ceiling, and Two Clear Span Floors) Dead Load Assumptions:
Roof/Ceiling Assembly = 20 psf, Floor Assembly = 12 psf, L₁/L₂ = 300

Header Supporting	Size	Roof/Ceiling and Two Clear Span Floors					
		12	14	16	18	20	24
1-2x4	2-3	1-8	1-6	2-3	1-8	1-6	2-3
1-2x6	2-3	1-10	1-10	1-10	1-10	1-10	1-10
1-2x8	3-4	2-6	2-7	1-4	2-6	2-3	2-3
2-2x4	4-1	3-2	2-8	4-1	3-2	2-8	3-11
2-2x6	4-2	3-8	2-2	4-9	3-8	2-2	4-7
2-2x8	5-4	4-3	3-8	5-4	4-3	3-8	5-1
4-2x4	5-3	4-6	3-10	5-9	4-6	3-10	5-4
4-2x6	6-6	5-2	4-5	6-6	5-2	4-5	6-1
4-2x8	7-1	5-8	5-0	7-1	5-8	5-0	6-7

Table 3.22EB Laterally Unsupported (Dropped) Header Spans for Exterior Loadbearing Walls
(Supporting a Roof, Ceiling, and One Central Bearing Floor) Dead Load Assumptions:
Roof/Ceiling Assembly = 20 psf, Floor Assembly = 10 psf, L₁/L₂ = 300

Header Supporting	Size	Roof/Ceiling and One Central Bearing Floor					
		12	14	16	18	20	24
1-2x4	3-5	2-8	2-3	3-2	2-8	2-3	3-2
1-2x6	4-1	3-4	3-10	4-0	3-2	2-8	3-11
1-2x8	4-10	3-11	3-4	4-9	3-9	3-4	4-0
2-2x4	5-11	4-10	4-2	5-8	4-7	3-11	5-8
2-2x6	6-7	5-5	4-8	6-4	5-1	4-3	5-6
2-2x8	7-1	5-11	5-3	7-1	5-9	5-1	6-5
4-2x4	7-10	6-6	5-8	7-7	6-3	5-6	7-1
4-2x6	8-6	7-1	6-8	8-4	6-11	6-1	7-10
4-2x8	9-1	7-7	6-8	9-1	7-5	6-7	8-4

Table 3.22EA Laterally Unsupported (Dropped) Header Spans for Exterior Loadbearing Walls
(Supporting a Roof and Ceiling) Dead Load Assumptions: Roof/Ceiling Assembly = 20 psf, L₁/L₂ = 240

Header Supporting	Size	Roof and Ceiling					
		12	14	16	18	20	24
1-2x4	4-4	3-4	3-9	3-11	3-0	2-7	3-1
1-2x6	5-9	4-1	3-6	4-10	3-9	3-3	4-2
1-2x8	6-10	4-8	4-0	5-7	4-5	3-9	4-9
2-2x4	7-2	5-1	4-11	6-9	5-5	4-8	5-11
2-2x6	7-10	6-4	5-6	7-6	6-1	5-9	6-7
2-2x8	8-5	6-10	6-0	8-1	6-7	5-10	7-2
4-2x4	9-4	7-7	6-8	8-11	7-8	6-4	7-11
4-2x6	10-3	8-3	7-3	9-8	8-0	7-0	8-8
4-2x8	10-10	8-20	7-9	10-4	8-7	7-6	9-3

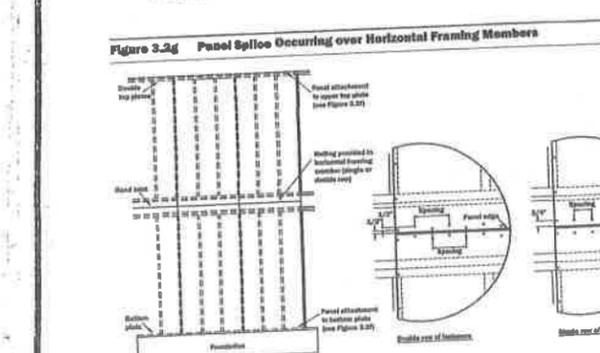
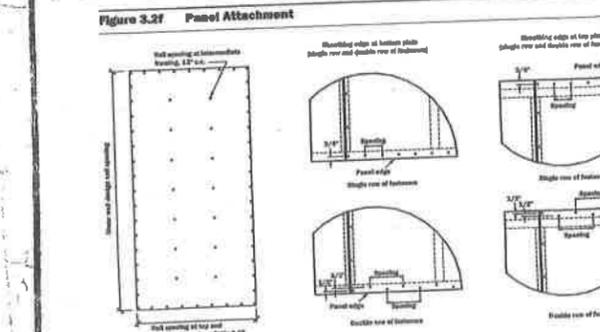


Table 3.13A Wall Sheathing Requirements for Wind Loads Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2

Table 3.9 Window Sill Plate Connection Requirements for Wind Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Required Lateral Capacity of Connection at Each End of Window Sill Plate (lb)	53	59	66	72	79	87	94	111	129	148	168	190	212	249
Window Sill Span (ft)	106	118	131	145	159	173	189	222	257	295	336	379	425	490
Window Sill Span (ft)	159	178	197	217	238	260	283	336	396	443	504	569	637	748

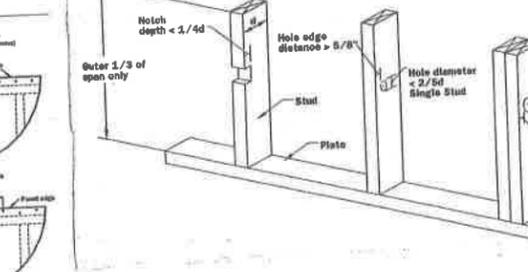
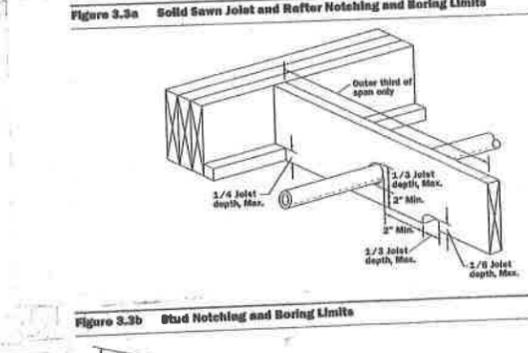


Table 3.4C Rake Overhang Outlooker Uplift Connection Requirements Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Uplift Connection Load (lb)	84	96	104	117	130	140	159	187	219	258	304	357	416	494
Uplift Connection Load (lb)	115	128	139	156	172	187	204	240	278	319	368	416	480	570
Uplift Connection Load (lb)	172	192	208	234	261	287	324	384	456	540	636	744	864	1008

Table 3.13B Wall Sheathing Requirements for Wind Loads Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2

Table 3.9 Window Sill Plate Connection Requirements for Wind Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Required Lateral Capacity of Connection at Each End of Window Sill Plate (lb)	53	59	66	72	79	87	94	111	129	148	168	190	212	249
Window Sill Span (ft)	106	118	131	145	159	173	189	222	257	295	336	379	425	490
Window Sill Span (ft)	159	178	197	217	238	260	283	336	396	443	504	569	637	748

Table 3.12A Roof Sheathing Requirements for Wind Loads Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
Minimum Panel Thickness (in.)	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2

Table 3. Proscriptive Design Limitations

Attribute	Limitation	Reference Section	Figures
Building	Mean Roof Height (MRH)	33'	2.1.3.1
	Number of Stories	3	2.1.3.2
	Building Length and Width	30'	1.1.3.1b
Lumber	Joist Span	25'	3.1.3.2a
	Joist Spacing	24" o.c.	3.1.3.2b
	Cantilevers - Supporting loadbearing walls	d	3.1.3.2c
	Setbacks - Loadbearing walls	d	3.1.3.2d
	Setbacks - Non-loadbearing walls	d	3.1.3.2e
Floor	Vertical Floor Offset	Tables 3.1.6B and 3.1.6C	3.1.3.2f
Diaphragm	Floor Diaphragm Aspect Ratio	Lesser of 12' or 50% of Building Dimension	3.1.3.2g
	Floor Diaphragm Openings	Dimension	2.1k
Wall Studs	Loadbearing Wall Height	10'	3.1.3.3a
	Non-loadbearing Wall Height	20'	3.1.3.3b
	Wall Stud Spacing	24" o.c.	3.1.3.3c
Shear Walls	Shear Wall Line Offset	4'	2.1k, 3.1.3b
	Shear Wall Story Offset	No offset unless per Exception	3.1.3.3d
	Shear Wall Segment Aspect Ratio	Table 3.1.7D	3.1.3.3e
Lumber	Rafter Span (Horizontal Projection)	26'	3.1.3.4a
	Rafter Spacing	24" o.c.	3.1.3.4b
	Eave Overhang Length	Lesser of 2' or rafter span/3	3.1.3.4c
	Roof Slope	1.5:12 - 12:12	3.1.3.4d
Rakes	Rake Overhang Length	Lesser of 2' or outlooker length/2	3.1.3.4e
Roof Diaphragms	Roof Diaphragm Aspect Ratio	Tables 3.1.6A and 3.1.6C	3.1.3.4e

Table 3. ASD Unit Shear Capacity for Horizontal Diaphragm Assemblies Sheathed with Gypsum Wallboard

Sheathing Material	Material Thickness (in.)	Wall Size	Diaphragm Construction	Panel Edges	Intermediate Supports	Recommended ASD Unit Shear Capacity (psf)
Gypsum Wallboard	1/2	5/8" Cooler Nails or 1-1/4" Drywall Screws	Unblocked	7	10	70 ¹

SERVICE SIZE CALCULATION

1. $V \times I = 3 \times 24 \text{ ft}^2 = 72 \text{ ft}^2$
 $72 \text{ ft}^2 \times 100 \text{ WVA} = 7,200 \text{ WVA}$

2. $1500 \text{ V} \times 1 \times 18 \text{ A} = 27,000 \text{ VA}$
 $27,000 \text{ VA} \times 0.7 = 18,900 \text{ VA}$

3. $19,660 \text{ VA}$

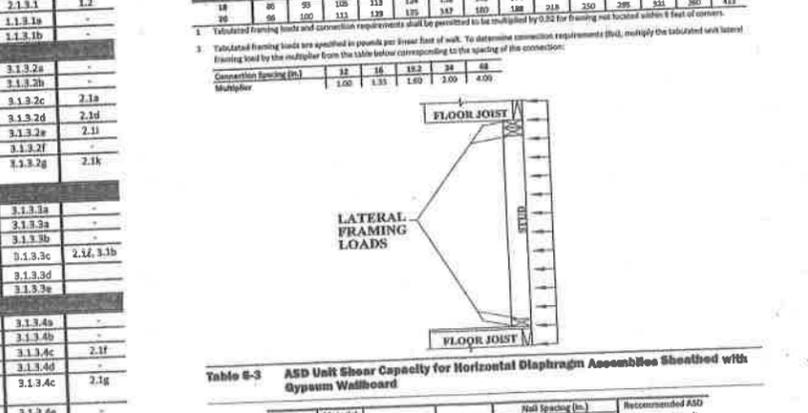
Service Size Provided = 2000 VA > 179.72 amps

Table 3.22F Jack Stud Requirements for Headers in Exterior Loadbearing Walls

Header Supporting	Header Size (in.)	Roof and Ceiling	Roof, Ceiling, and One Central Bearing Floor	Roof, Ceiling, and Two Clear Span Floors
1-2x4	2-3	1	1	1
1-2x6	2-3	1	1	1
1-2x8	3-4	1	1	1
2-2x4	4-1	1	1	1
2-2x6	4-2	1	1	1
2-2x8	5-4	1	1	1
4-2x4	5-3	1	1	1
4-2x6	6-6	1	1	1
4-2x8	7-1	1	1	1

Table 3.8 Top and Bottom Plate to Stud Lateral Connection Requirements for Wind Loads Exposure B

Wind Speed (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	190
Required Lateral Capacity of Connection at Each End of Top and Bottom Plate (lb)	53	59	66	72	79	87	94	111	129	148	168	190	212	249
Top and Bottom Plate Span (ft)	106	118	131	145	159	173	189	222	257	295	336	379	425	490
Top and Bottom Plate Span (ft)	159	178	197	217	238	260	283	336	396	443	504	569	637	748



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SECTION
 55 398 365
BILOCK
 LOT

PROPOSED ADDITION/INTERIOR ALTERATION
 FOR NATION WIDE HOMES
 65 MOUNT JOY AVENUE
 FREEPORT, N.Y. 11520



