



**PLANNING BOARD**  
**SITE PLAN REVIEW APPLICATION**

236 Third Street, Greenport, New York, 11944  
(631) 477-0248  
[www.villageofgreenport.org](http://www.villageofgreenport.org)

RECEIVED  
JUN 03 2022

BY: .....

Date of Application \_\_\_\_\_

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

**THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)**

CHRISTOPH MUELLER ASCM LLC (ANKER)  
First Name Last Name Business Name, if applicable

[REDACTED] [REDACTED] [REDACTED] [REDACTED]  
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]  
Phone # E-Mail Address

**CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

ROBERT I BROWN ARCHITECT P.C. & AGENTS  
First Name Last Name Business Name, if applicable

205 BAY AVENUE GREENPORT NY 11944  
Mailing Address City/ Town/ Village State Zip

631-477-9752 INFO@RIBROWNARCHITECT.COM  
Phone # E-Mail Address

**IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION. ✓**

**Location:**

Suffolk County Tax Map Number: 1001 Section: 05 Block: 04 Lot 19

Street Address: 47 FRONT STREET Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



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**Project Information:**

Residential  Commercial

Proposed Starting Date: TBD SUMMER 2022

**Project Description:**

*Please describe project in detail. (Use an additional sheet if necessary)*

THIS APPLICATION IS THE PROPOSAL FOR OUTDOOR SEATING IN FRONT OF THE BUILDING (AND ALONG FRONT STREET). THERE IS AN EXISTING CONCRETE PATIO THAT IS LEVEL WITH THE SIDEWALK AND AN EXISTING AWNING COVERING THE AREA.

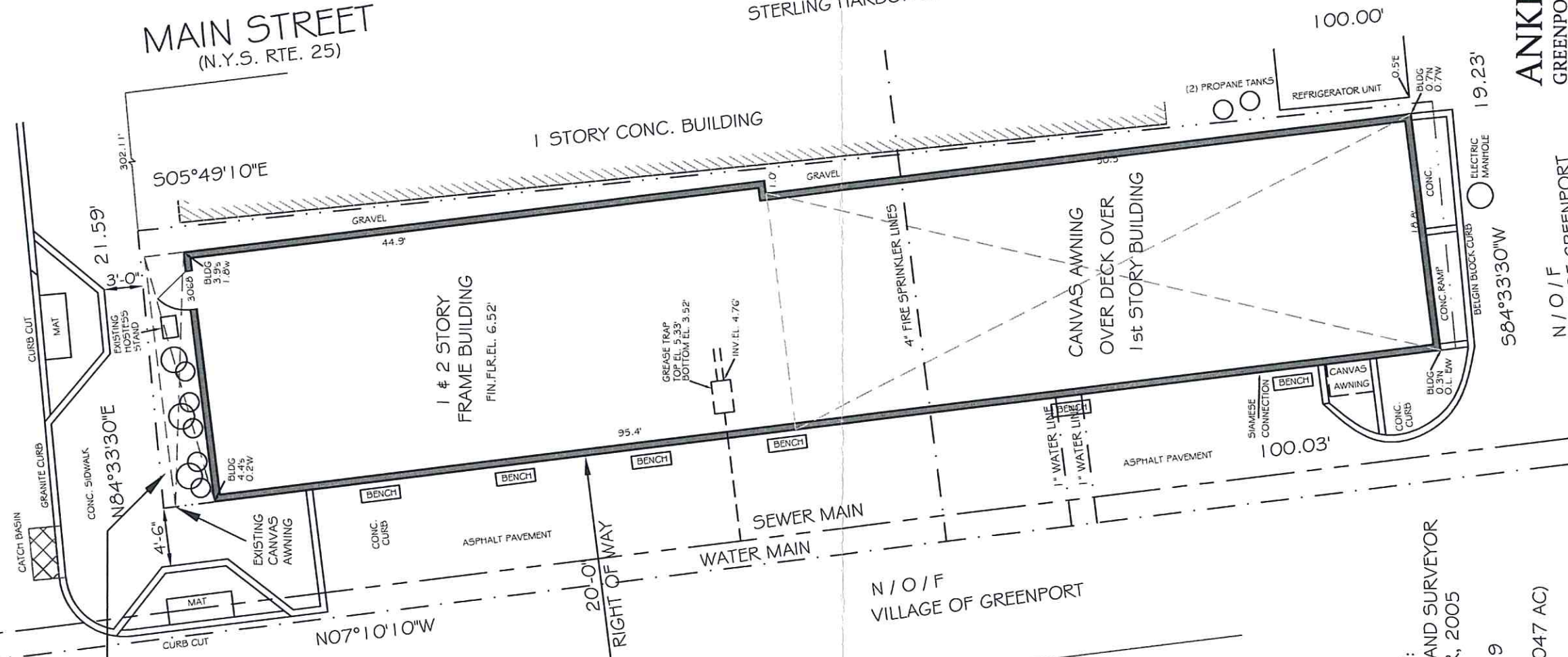
THE AREA IS 76 SQUARE FEET, AT 15 SF PER PERSON THE PROPOSED NUMBER OF SEATING IS 5 PERSONS

**Please check the following boxes for permits this project will require:**

- Building Permit
- Wetlands Permit
- Suffolk County Planning Board
- New York State D.E.C.
- United States Army Corps of Engineers
- Suffolk County Health Department
- New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance?  Yes  No

10" SEWER MAIN  
WATER MAIN  
FRONT STREET  
(N.Y.S. RTE. 25)



N/O/F  
STERLING HARBOR MANAGEMENT CORP.

N/O/F  
VILLAGE OF GREENPORT

N/O/F  
VILLAGE OF GREENPORT

RECEIVED  
JUL 19 2022  
VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

ANKER (47 FRONT ST)  
GREENPORT, NY 11944

18 JULY, 2022  
SCALE: 1" = 10'-0"

Robert I. Brown  
Architect, P.C.

205 Bay Ave. Greenport NY  
info@ribrownarchitect.com  
631-477-9752



IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS, IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED ALTERATION MUST BE NOTED, SEALED, AND DESCRIBED IN ACCORDANCE WITH THE LAW.

BASED ON SURVEY BY:  
JOSEPH A. INGEGNO LAND SURVEYOR  
DATED: 29 NOVEMBER, 2005

SCTM: 100 I-05-04-19  
ZONED: CR  
AREA: 2,040.8 SF (0.047 AC)



SITE PLAN

SCALE: 1" = 10'-0"  
EXISTING EXCEPT AS NOTED