



BUILDING DEPARTMENT
VILLAGE OF GREENPORT
236 Third Street, Greenport, NY 11944

HISTORIC PRESERVATION COMMISSION REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PURSUANT TO THE PROVISIONS OF CHAPTER 48
HISTORIC PRESERVATION LAW OF THE VILLAGE OF GREENPORT

DATE OF APPLICATION: June 1, 2022

LOCATION OF PROPERTY: 817 Main Street, Greenport, NY 11944

SUFFOLK COUNTY TAX MAP NUMBER: 1001 Section 002.00 Block 01.00 Lot 025.000

PROPERTY OWNER: Peter Saitta

ADDRESS: [REDACTED]

PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ARCHITECT/DESIGNER: John D. Houstoun

ADDRESS: 15 West 36th Street, PH, New York, NY 10018 PHONE: 212.533.4250 x15

EMAIL ADDRESS: dhoustoun@h-h-architects.com

Type of Proposed Work

COMMERCIAL RESIDENTIAL

Site Work

- FENCE AND GATES
 - DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
 - MAJOR EXCAVATION OR REGRADING, OR BERM
 - SWIMMING POOL, TENNIS COURT
 - OTHER STRUCTURAL LANDSCAPE ELEMENT
 - SIGNAGE AND AWNINGS - SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
 - SIZE OF EACH SIGN
 - COLOR
 - FONT
 - LOCATIONS OF ALL SIGNAGE AND AWNINGS ON BUILDING
 - PROPOSED MATERIALS
 - MODERN FEATURES
 - SOLAR PANELS
 - SKYLIGHTS
 - OUTDOOR SHOWERS
 - OTHER
-

Landscape Planting

- HEDGE ALONG STREET AND/OR PROPERTY BOUNDARY LINES
- PLANTINGS INTENDED TO SCREEN OTHER WORK DESCRIBED IN THIS APPLICATION

Buildings

- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- REMOVAL
- ACCESSORY BUILDING

Building Alterations

- EXTERIOR WALL MATERIAL
- ROOF MATERIAL AND COLOR
- CHIMNEY MATERIAL
- FOUNDATION MATERIAL
- DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- WINDOWS (INCLUDING STORM/SCREEN SASH) AND SHUTTERS
- PORCHES AND STEPS
- TRIM AND DECORATIVE DETAIL
- GUTTERS AND LEADERS
- PAINT AND STAIN
- EXTERIOR LIGHTING
- OTHER

PROVIDE A GENERAL DESCRIPTION OF THE PROPOSED WORK (USE ADDITIONAL SHEETS IF NECESSARY, REFER TO THE ACCOMPANYING EXHIBITS).

Proposed modifications as approved by the Village of Greenport Planning Board:

1. Provide additional privacy fence on the southern property line, between the rear parking area and the adjacent property of 809 Main Street.
2. Eliminate the engineered wood slat fence that was proposed along the north property line, between the office walkway and the adjacent property of 823 Main Street. Keep the existing evergreen trees along the property line.
3. Provide a custom sign at the existing driveway gate stating "No Left Turn," since vehicles exiting the reare marking area cannot make a left turn onto Webb Street.

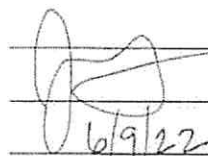
LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION. ACTUAL SAMPLES OF MATERIALS AND/OR DESCRIPTIONS OF ACTUAL MATERIALS ARE REQUIRED. (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

220601-SIGP-HPC Fence Modifications Letter
220601-SIGP-For HPC [updated site plans]
Historic Preservation Commission Certificate of Appropriateness, dated 9/17/21
Historic Preservation Commission Certificate of Appropriateness, dated 1/24/22

OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:



6/9/22



HISTORIC PRESERVATION COMMISSION
VILLAGE OF GREENPORT
236 Third Street, Greenport, NY 11944
631-477-0248, <https://villageofgreenport.org/>

CERTIFICATE OF APPROPRIATENESS (COA)

HISTORIC PRESERVATION COMMISSION APPROVAL

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) for the proposed work as it is in keeping with Chapter 76-6 and specifically the factors indicated on Appendix A (attached). The COA for the proposed work is issued in accordance with the attached plans and any approval conditions, if attached hereto.

Claver A. Poley

Signature of Chair

9/17/21

Date

Approved:

As presented

Subject to conditions below

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. The Potential commercial space was not approved.
2. The sign and swimming pool were not approved.
3. The Applicant will need to come before the Historic Preservation Commission to get approval for the above.

General Conditions:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the plans.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.

Note: if unforeseen issues arise during construction, or if a change to the project is being considered, work should be suspended and an application for a review of the additional planned work must be submitted to the Historic Preservation Commission.

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General and Project Specific Conditions.

Signature

[Signature]

Date

9/27/21

APPENDIX A
CERTIFICATE OF APPROPRIATENESS (COA)

The Historic Preservation Commission finds that the proposed work for the property at:

817 Main Street

is in

keeping with Chapter 76-6 of the Village of Greenport Code, specifically:

Relevant
Findings
Checked
Below

1. The general design, character and appropriateness to the property of the proposed alteration or new construction.
2. The scale of proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood.
3. Texture, materials and color and their relation to similar features of other properties in the neighborhood.
4. Visual compatibility with neighboring properties in public view, including the proportion of the property's front façade, proportion and arrangement of windows and other openings within the façade, roof shape and the rhythm of spacing of properties on streets including setback.
5. The importance of historic, architectural or other features to the significance of the property.
6. The United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Feb. 1978 rev.).
7. Other: _____



HISTORIC PRESERVATION COMMISSION
VILLAGE OF GREENPORT
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Approved:

- As presented
- Subject to conditions below

Carver A. Doherty
 Signature of Chair

11/24/22
 Date

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. _____
 2. _____
 3. _____

NONE

General Conditions:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
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[Signature]
 Signature

1/27/22
 Date

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6. The United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Feb. 1978 rev.).
7. Other: _____



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June 1, 2022

Village of Greenport
Historic Preservation Commission
236 Third Street
Greenport, NY 11944

RE: 817 Main Street – Fence Modifications

To the Village of Greenport Historic Preservation Commission,

Our application for 817 Main Street was approved by the Planning Board at the public hearing on May 26, 2022. Please see below for the list of proposed modifications as discussed. All proposed modifications are clouded and tagged with a Delta “3” on the site plan.

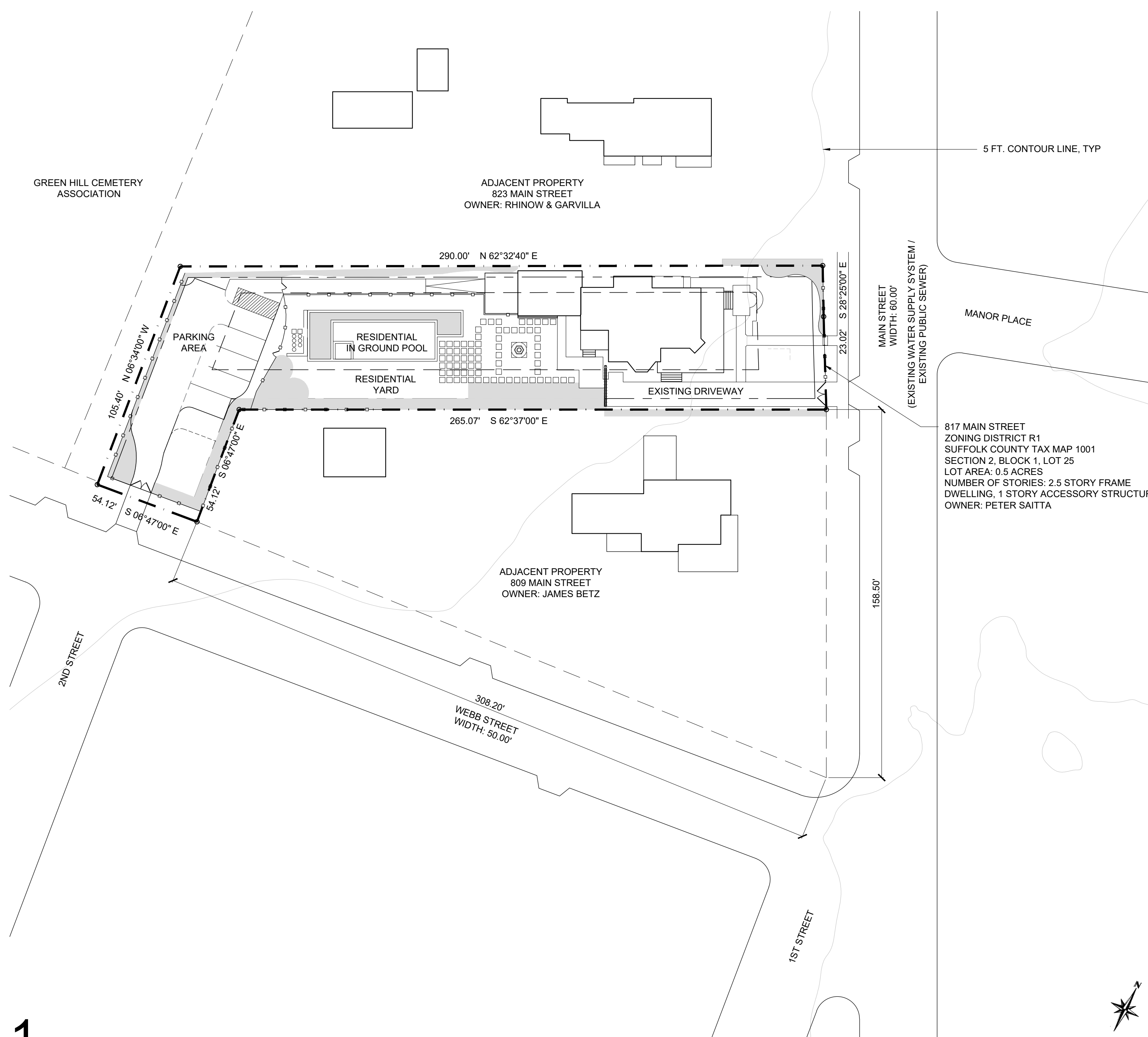
1. **Comment:** Provide an additional privacy fence on the southern property line, between the rear parking area and the adjacent property of 809 Main Street.
 - a. **Response:** We have already received approval from the Historic Preservation Commission for a brick wall at the end of the driveway and an engineered wood slat privacy fence on the north property line. We are proposing either of these material types as the additional privacy fence that was requested. See Keynote 17 on Enlarged Site Plan 1/A.051.

2. **Comment:** The north property line, between the office walkway and the adjacent property of 823 Main Street, has a density of existing evergreen trees and a wire fence already in place.
 - a. **Response:** We have eliminated the engineered wood slat fence that was proposed along the north property line and will keep the existing evergreen trees. See Keynote 9 on Enlarged Site Plan 1/A.051

3. **Comment:** Vehicles exiting the rear parking area cannot make a left turn onto Webb Street, as this is a one-way street.
 - a. **Response:** We will provide a custom sign at the existing driveway gate stating “No Left Turn.” See Keynote 18 on Enlarged Site Plan 1/A.051.

Please confirm that this letter and the enclosed site plans with the modifications clouded and tagged are sufficient for your review and approval via email in lieu of attending the in-person meeting.

Sincerely
Doug Houston, RA



1
SITE LOCATION MAP

SANITARY WASTE							
EXISTING FIXTURES				CURRENT DESIGN FIXTURES			
Number	Type	DFU*	Total	Number	Type	DFU*	Total
7	Lav	2	14	8	Lav	2	16
7	WC	2	14	7	WC	2	14
2	Sink	2	4	2	Sink	2	4
1	Clothes Washer	3	3	1	Clothes Washer	3	3
1	Bathtub	2	2	1	Bathtub	2	2
5	Shower	2	10	6	Shower	2	12
1	Dishwasher	2	2	1	Dishwasher	2	2
Total			49	Total			53

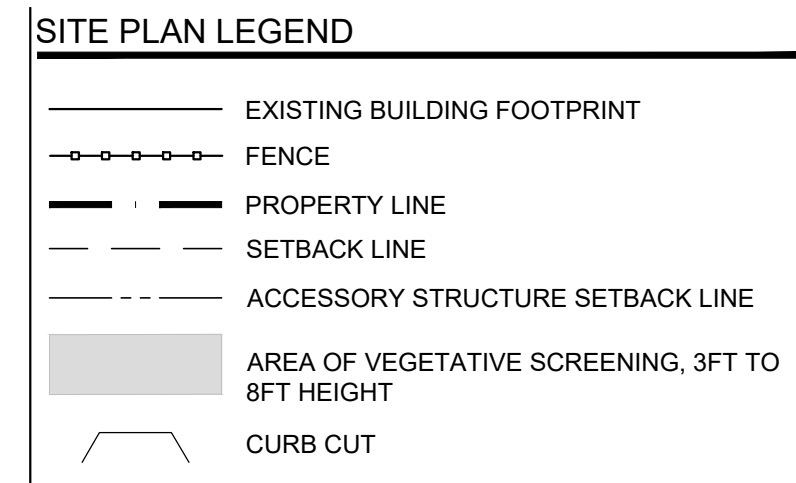
*DRAINAGE FIXTURE UNITS BASED ON NYS PLUMBING CODE

CONCLUSION
THE CURRENT DESIGN WILL RESULT IN 4 MORE DRAINAGE FIXTURE UNITS SANITARY WASTE THAN EXISTING

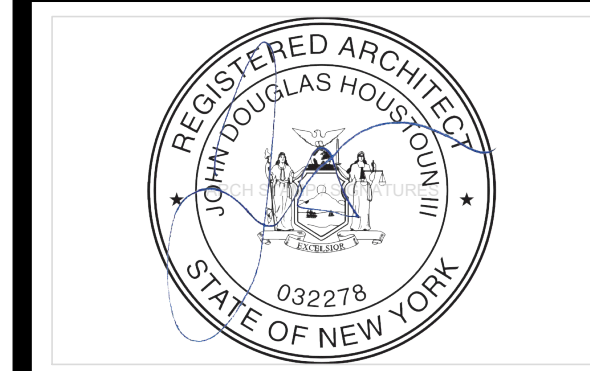
2
WASTE WATER DESIGN CALCULATIONS

1/32" = 1'-0"					
	(2) Areas computed as parking spaces. Areas which may be computed as open or enclosed off-street parking spaces include any private garage, carport or other area available for parking, other than a street or a driveway. However, a driveway within a required front yard for a one-family or two-family residence may count as one parking space, other than on a corner lot as provided in § 150-138(1).	Driveway within a required front yard for a one-family residence is permitted to count as one parking space.	EXISTING: Driveway in front yard for one-family residence.	Complies	
	(3) Size of spaces. Three hundred square feet shall be considered one parking space, to provide room for standing area and aisles for maneuvering. Entrance and exit lanes shall not be computed as parking space, except for driveways for one-family and two-family residences as set forth in Subsection A(2) above. Minimum parking stall width shall be 10 feet and minimum length shall be 20 feet.	300 square feet per parking space permitted. 300 square feet x 5 parking spaces = 1,500 square feet of parking area required. Parking stall to be 10 feet x 20 feet minimum.	PROPOSED: 5 parking stalls, each 10 feet x 20 feet minimum.	Complies	
	(4) Access. Unobstructed access to and from a street shall be provided. Such access shall consist of at least one ten-foot lane for parking areas with less than 20 spaces and at least two ten-foot lanes for parking areas with 20 spaces or more. No entrance or exit for any off-street parking area shall be located within 50 feet of any street intersection.	One 10-foot lane required. Entrance or exit required to be more than 50 feet from any street intersection.	EXISTING: One 10-foot lane. Existing entrance for off-street parking area is located more than 50 feet from street intersection.	Complies	
	(5) Drainage and surfacing. All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family residence.	Open parking area required to be properly drained and provided with dustless surface.	PROPOSED: Parking areas are provided with dustless surfaces.	Complies	
	Article VIII Nonconforming Uses and Nonconforming Buildings				
Nonconforming Buildings with Conforming Uses	150-21	A "nonconforming building with conforming use" is any building which does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such building shall have been legally existing prior to the effective date of this chapter or any amendment thereto.	Nonconforming building with conforming use is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted provided that such action does not increase the degree of or create any new noncompliance.	Complies	
		A. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations pertaining to such buildings.			

3
ZONING ANALYSIS



Article / Section / Item	ZR Section	ZR Text	Permitted / Required	Existing / Proposed	Compliance
Article III - Zoning Districts and Zoning Map					
Classifications of Districts	150-3				
R-1		One-Family Residence District			
Article IV - District Use Regulations					
R-1 One Family District	150-7	In an R-1 One-Family Residence District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any uses except the following: A. Permitted uses: (1) One-family detached dwellings, not to exceed one dwelling on each lot. (2) Buildings, structures and uses owned or operated by the Village of Greenport. C. Permitted accessory uses, limited to the following: [...] (2) Professional office or studio of an architect, artist, dentist, real estate agent, engineer, lawyer, musician, teacher, physician, veterinarian or other professions of similar character, provided that: [Amended 5-16-1996 by L.L. No. 3-1996] (a) Such office or studio is incidental to the residential use of the premises and is carried on by a resident thereon with not more than two nonresident assistants. (b) Such office or studio shall occupy not more than 30% of the area of the ground floor of the main building. (3) Garden house, toolhouse, playhouse, wading pool or swimming pool incidental to the residential use of the premises and not operated for gain, provided that swimming pools of any size and a depth in excess of six inches shall be subject to the following requirements: [Amended 5-16-1996 by L.L. No. 3-1996] (a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines. (b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties. (c) An adequate permanent fence or barrier shall be erected, maintained and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents, in accordance with Section 720.1 of the New York State Uniform Fire Prevention and Building Construction Code. (d) Swimming pools 100 square feet in area and having a depth of six inches shall require a permit and the payment of a fee. [...]	One-family detached dwelling permitted on each lot.	EXISTING: One-family detached dwelling.	Complies
			Professional physician office permitted as accessory use.	PROPOSED: Professional physician office to be incidental to residential use, carried on by resident with not more than two nonresident assistants, and occupy not more than 30% of the area of the ground floor of the main building.	Complies
			Swimming pool permitted as accessory use.	PROPOSED: Swimming pool to be incidental to residential use and not operated for gain.	Complies
Article V District Bulk and Parking Regulations					
Schedule of Regulations	150-12				
		A. Bulk and parking regulations for uses permitted in R-1			
Minimum required		Front Yard	30 feet	EXISTING: 53 feet, 10 inches	Complies
		One Side Yard	12 feet	EXISTING: 3 feet	Does not comply
		Both Sides Yards	30 feet	EXISTING: 20 feet	Does not comply
		Rear Yard	30 feet	PROPOSED: 76 feet, 1/4 inch	Complies
		Off Street Parking	2	PROPOSED: 7	Complies
Maximum permitted		Lot Coverage (R-1 District)	30%	PROPOSED: 19%	Complies
		Number of Stories	2.5	EXISTING: 2.5	Complies
		Max Heights	35 feet	EXISTING: 28 feet, 5 inches	Complies
Article VI Supplementary Regulations					
Residence District Regulations	150-13	Residence district regulations. [1] [...] B. Corner lots. (1) Obstruction to vision at street intersections. At all street intersections or driveway entrances in all residence districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection. [...] D. Exceptions to yard requirements. (1) Permitted obstructions. Cornices or cantilevered roofs may project not more than three feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard. Fences or walls not over six and one-half (6-1/2) feet in height may be erected anywhere on the lot, except as set forth in Subsection B(1) above. Fences or walls with a height in excess of six and one-half (6-1/2) feet shall conform to the requirements set forth herein for buildings. Paved areas, other than such as are needed for access to the buildings on the lot, shall not project within 15 feet of a street line or four feet of a lot line. (2) Entries and porticos. A roofed-over but unenclosed projection in the nature of an entry or portico, not more than eight feet wide and extending not more than six feet out from the front wall of the building, shall be exempt from front yard requirements when the building otherwise complies with all other yard restrictions of this chapter. (3) Existing setback. No proposed one- or two-family dwelling need have a setback greater than the average setback of the two existing dwellings with the greatest setbacks within 200 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district. F. Fences in residence districts. [Added 10-19-2006 by L.L. No. 5-2006] (1) No fence or wall in a required front yard shall have a height greater than four feet. (2) No fence or wall in a required rear or side yard shall have a height greater than 6-1/2 feet. (3) In no case shall any fence or wall have a height greater than 6-1/2 feet of the Code. (4) All fences shall require a building permit as set forth in Chapter 65 of the Code. (5) All fences to be erected will have a finished side of the fence facing toward adjoining neighboring properties. (6) The height of a fence or wall shall be the vertical distance from any point on the top of the fence to the existing natural grade at the base of the fence at that point. (7) The owner is required to certify that fence lies within property line. [1] Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.	Fences or walls not over 6-1/2 feet in height permitted, except per Subsection B(1). Fences or walls over 6-1/2 feet in height that conform to the below requirements permitted. Paved areas, other than those needed for access to the building on the lot, permitted if they do not project within 15 feet of a street line or 4 feet of a lot line.	PROPOSED: 4 feet high fence in front yard. 6-1/2 feet high fence in rear and side yards. Paved areas, other than those needed for access to the building on the lot, will not project within 15 feet of a street line or 4 feet of a lot line.	Complies
			Front yard fence or wall to be 4 feet high max. Rear or side yard fence or wall to be 6-1/2 feet high max. Any fence or wall to be 6-1/2 feet high max.	PROPOSED: 4 feet high fence in front yard. 6-1/2 feet high fence in rear and side yards. 4-1/2 feet high metal pool fence in rear yard.	Complies
Parking and Loading Regulations	150-16	A. Off-street parking requirements. Off-street parking spaces, open or enclosed, are permitted accessory to any use, subject to the following provisions: (1) Schedule of parking requirements. Accessory off-street parking spaces, open or enclosed, shall be provided for any use as specified below, for land which is unimproved within the CR and WC Districts, and for all other land in all other districts, improved or unimproved. Land within the CR and WC Districts which is improved as of January 1, 1991, shall be entirely exempt from off-street parking requirements and from payments in lieu thereof. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations. Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed below shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use. [Amended 11-15-1990 by L.L. No. 4-1990] Rooming houses - 1 space for each guest room Home occupation or accessory professional office except physicians and dentists - 3 spaces per each home occupation or accessory professional office Professional offices of physicians and dentists - 5 spaces per each physician or dentist	5 parking spaces per physician required.	PROPOSED: 5 parking spaces for one physician.	Complies



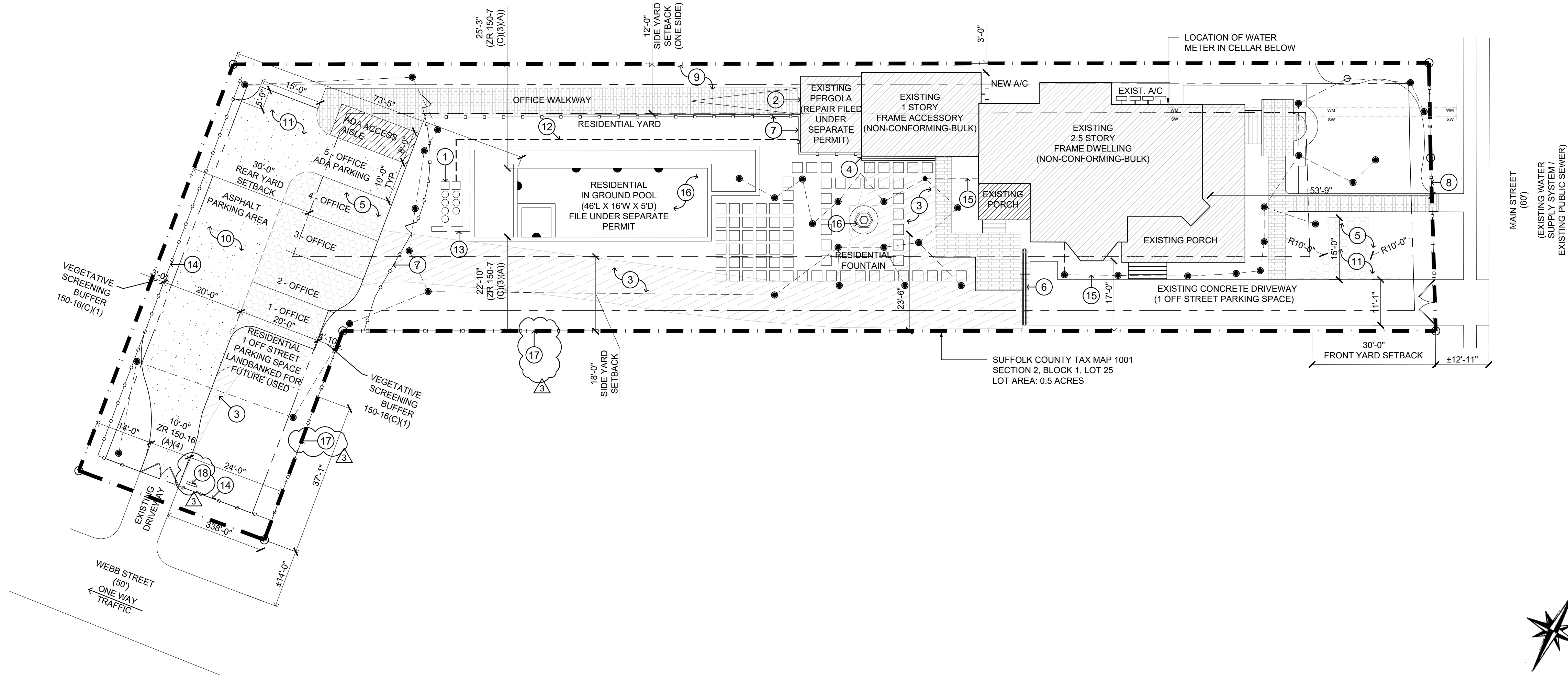
SAITTA
GREENPORT
817 MAIN STREET
GREENPORT, NY 11944

Issue No.	Rev. No.	Date	Issued For
1		09/08/21	HPC
2		10/13/21	PLANNING BOARD
3		10/27/21	PROGRESS SET
4		11/01/21	PERMIT
5		12/15/21	ZONING COMMENTS
6		01/12/22	PERMIT
7	1	02/07/22	PERMIT
8		03/16/22	PLANNING BOARD
9		03/30/22	PLANNING BOARD
10		04/26/22	SCDHS
11	1	05/19/22	SCDHS
12	3	06/01/22	HPC

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DOB STAMPY SIGNATURES
DOB SIGN

SITE LOCATION MAP & ZONING ANALYSIS



SITE PLAN KEYNOTES

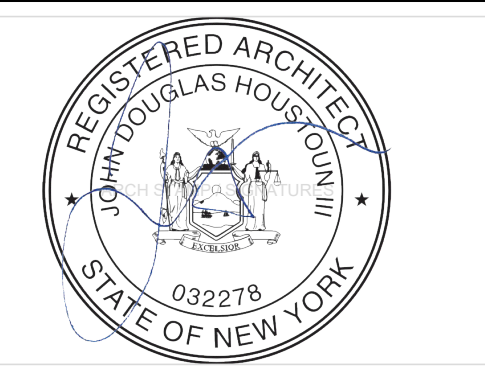
- 1 POOL EQUIPMENT.
- 2 BRICK PATIO AND PORCH UNDER EXISTING PERGOLA
- 3 REMOVE PORTIONS OF EXISTING ASPHALT AND CONCRETE DRIVE.
- 4 BRICK STEP
- 5 PERMEABLE PAVERS WITH GRASS FILL.
- 6 WOOD PERGOLA ON BRICK WALL. (ZR 150-13 (D)(1)).
- 7 PROVIDE 54" TALL BLACK METAL POOL FENCE WITH 54" TALL OUT-SWINGING GATE WITH AUTOMATIC CLOSER / SELF CLOSING, SELF CATCHING PER NYSRC SECTION 326.4.2.7.
- 8 PROVIDE 4'-0" TALL WOOD COMPOSITE FENCE IN FRONT YARD
- 9 EXISTING ROW OF EVERGREEN TREES TO REMAIN BETWEEN OFFICE WALKWAY AND PROPERTY LINE.
- 10 DUSTLESS ASPHALT SURFACE (ZR 150-16 (A)(5)).
- 11 VEHICULAR TURNAROUND AREA
- 12 UTILITY LINE FOR POOL EQUIPMENT
- 13 6' TALL LATTICE WALL
- 14 EXISTING FENCE TO REMAIN
- 15 UNDERGROUND CONDUIT FOR LANDSCAPE LIGHTING
- 16 WATER SUPPLY FOR POOL AND FOUNTAIN WILL BE PROVIDED BY A WATER TRUCK. POOL AND FOUNTAIN DRAINAGE SYSTEM TO HAVE A CARTRIDGE TYPE FILTER TO ALLOW FILTER CARTRIDGE TO BE CLEANED / REPLACED WHEN REQUIRED. NO BACKWASHING INTO DRYWELL IS NEEDED.
- 17 EXISTING HEDGES TO REMAIN. REPLACE WIRE FENCE WITH 6' TALL WOOD SLAT PRIVACY FENCE OR BRICK WALL.
- 18 PROVIDE CUSTOM SIGN AT EXISTING GATE STATING "NO LEFT TURN".

SITE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- - - FENCE
- - - PROPERTY LINE
- - - SETBACK LINE
- - - ACCESSORY STRUCTURE SETBACK LINE
- - - UNDERGROUND CONDUIT FOR LIGHTING
- ▨ BRICK WALKWAY
- ▨ PERMEABLE PAVERS WITH GRASS FILL
- □ □ BLUESTONE PAVERS
- POOL LIGHTING FOR RESIDENTIAL USE
- LANDSCAPE LIGHTING FOR RESIDENTIAL USE

SHEET NOTES

1. SEE DRAWING A.010 FOR SYMBOL LEGEND AND G SERIES DRAWINGS FOR GENERAL NOTES AND SITE NOTES.
2. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
3. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT (PRIOR TO STARTING WORK).
4. PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY DEMOLITION. G.C. TO BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND MAKE ALL NECESSARY REPAIR OR REPLACEMENT WITHOUT ADDITIONAL COST TO THE OWNER.
5. EXISTING TREES SHALL BE PROTECTED.
6. APPLICANT WISHES TO RESCIND PREVIOUSLY APPROVED BED & BREAKFAST CONDITIONAL USE.
7. PROFESSIONAL PRACTICE SHALL BE CARRIED ON BY THE RESIDENT OF THE DWELLING WITH NO MORE THAN TWO NONRESIDENT ASSISTANTS. (ZR 150-7 (C)(2)(a))



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11	1	05/19/22	SCDHS
12	1	06/01/22	HPC

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DOB STAMP / SIGNATURES

DOB SIGN

ENLARGED SITE PLAN

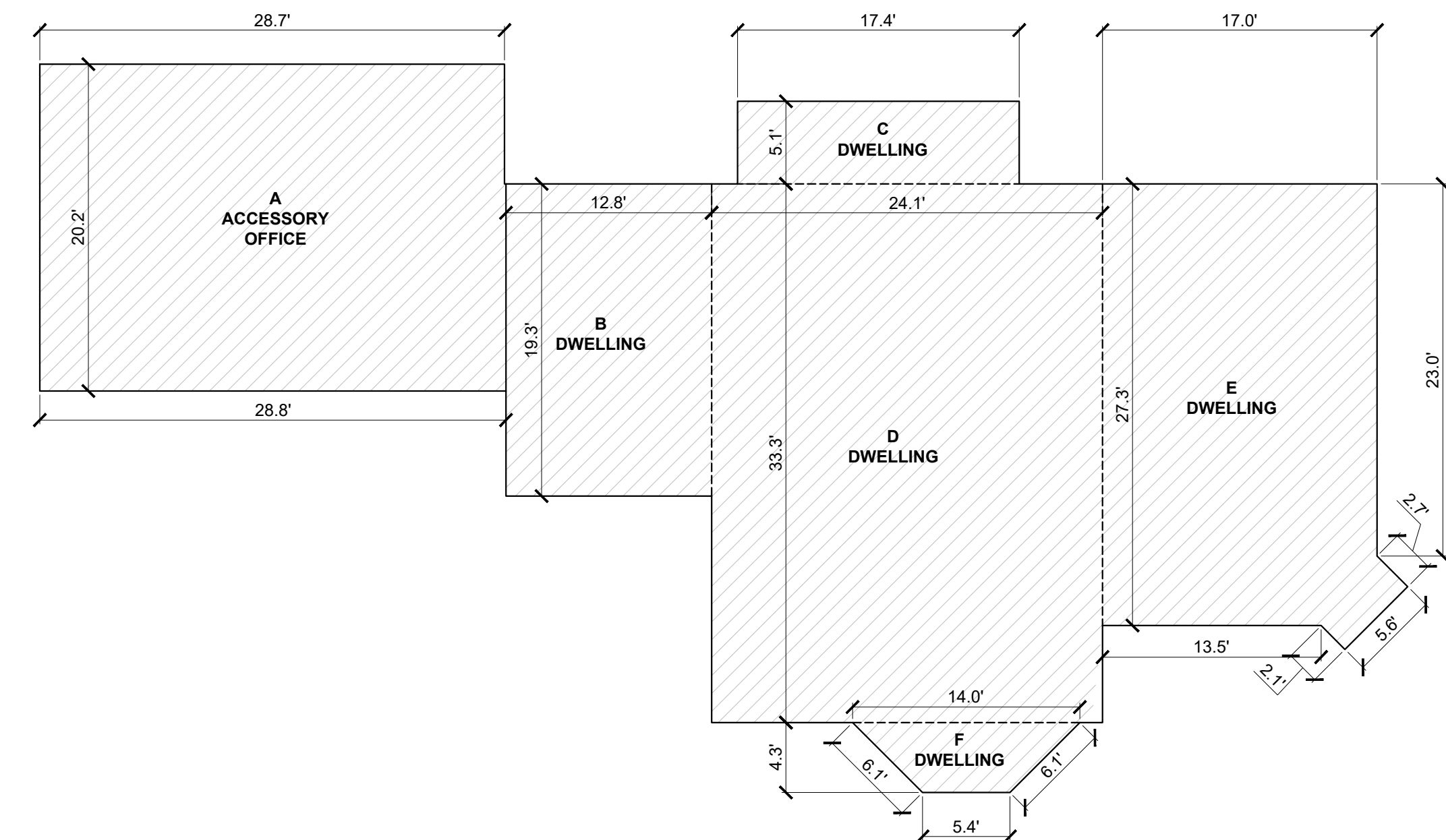
1

ENLARGED SITE PLAN

1/16" = 1'-0"

GROUND FLOOR AREA CALCULATIONS (ZR §150-7.C.(2)(b))

BUILDING AREAS	DIMENSIONS	GROSS AREA SF	COMPLIES
ACCESSORY OFFICE AREA "A"	28.7' x 20.2' x 28.8'	581	
DWELLING AREA "B"	12.8' x 19.3'	241	
DWELLING AREA "C"	17.4' x 5.1'	89	
DWELLING AREA "D"	24.1' x 33.3'	804	
DWELLING AREA "E"	17.0' x 23.0' x 2.7' x 5.6' x 2.1' x 13.6' x 27.3'	467	
DWELLING AREA "F"	14.0' x 6.1' x 5.4' x 6.1'	42	
TOTAL GROUND FLOOR BUILDING AREA		2,224	
PER VILLAGE OF GREENPORT CODE §150-7.C.(2)(b), ACCESSORY OFFICE SHALL OCCUPY NOT MORE THAN 30% OF THE AREA OF THE GROUND FLOOR OF THE MAIN BUILDING			
% OF GROUND FLOOR BUILDING AREA OCCUPIED BY ACCESSORY OFFICE	581 SF / 2,224 SF = 26.12%		
ACCESSORY OFFICE AREA < 30% OF TOTAL GROUND FLOOR BUILDING AREA	26.12% < 30%		YES



2

GROUND FLOOR AREA CALCULATION & AREA PLAN

	EXISTING (SF)	PROPOSED (SF)	IMPERVIOUS AREA ADDED (SF)	IMPERVIOUS AREA REDUCED (SF)
RESIDENTIAL BRICK PATHWAYS	607	722	115	-
OFFICE BRICK RAMP	0	596	596	-
CONCRETE DRIVEWAY	2,127	1113	-	1,014
PERGOLA PATIO	270	270	0	0
IN GROUND POOL	0	767	767	-
ASPHALT DRIVE & PARKING	3,166	2031	-	1,135
POOL EQUIPMENT	0	22	22	-
FOUNTAIN	0	37	37	-
TOTALS			1537	2149
TOTAL IMPERVIOUS AREA REDUCTION = 2149 SF - 1537 SF =			612	

3

IMPERVIOUS SURFACE CHART

SCALE: N.T.S.

STRUCTURES	EXISTING SF	PROPOSED (ADDED) SF	COMPLIES
BUILDING (DWELLING, OFFICE & PORCHES)	3,186	-	
POOL	-	767	
FOUNTAIN	-	37	
BRICK WALL	-	8	
A/C UNITS	147	2.4	
EXISTING SHED	100	0 (REMOVED)	
POOL EQUIPMENT	-	22	
TOTAL	3,433	836	
TOTAL EXISTING AND PROPOSED STRUCTURE AREA		4,269	
TOTAL LOT AREA		21,805	
LOT COVERAGE (STRUCTURE AREA / TOTAL LOT AREA)		20%	
PER VILLAGE OF GREENPORT CODE 150-12(A), MAX LOT COVERAGE ALLOWED IS 30%		20% < 30%	YES

4

LOT AREA COVERAGE CALCULATIONS

SCALE: N.T.S.

Project No. 210421-SIGP

A.051