



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: July 5, 2023

To: Mathew Smith
PO Box 152
Mattituck, New York 11952

PLEASE TAKE NOTICE that your application dated June 1, 2023, to expand existing footprint at property located at 11 North Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. Lot Area Requirements.

150-12 Schedule Regulations

R-2 District: Lot Area Requirement: 7,500 square feet.

The plans show the Lot Area of 5,521 square feet.
This would require an area variance 1979 square feet.

2. Lot Depth Requirements.

150-12 Schedule Regulations

R-2 District: Lot Depth Requirement: 100 feet.

The plans show the Lot Depth of 57.29 feet.
This would require an area variance 42.71 feet.

3. Front Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 7.2 feet.
This would require an area variance 22.8 feet.

4. One Side Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum One Side Yard Requirement: 10 feet.

The plans show the one side yard setback of 1.5 feet.
This would require an area variance 8.5 feet.

5. Rear Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Rear Yard Requirement: 30 feet.

The plans show the rear yard setback of 25.2 feet.
This would require an area variance 4.8 feet.

This application is therefore denied, requiring the above-mentioned area variance.

The premise to which this application applies to is located at:
11 North Street, Greenport, New York 11944. This property is located in the R-2 District.

Map: 1001 Section: 4 Block: 3 Lot: 22.5



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Alex Bolanos
Code Enforcement Official

Date: 07/5/2023



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

Date of Application 6/30/23

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

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

Marc	Rishe	11 North Street Sound LLC		
First Name	Last Name	Business Name, if applicable		
PO Box 956	Southold	NY	11971	
Mailing Address	City/ Town/ Village	State	Zip	
[REDACTED]	[REDACTED]@[REDACTED].com			
Phone #	E-Mail Address			

CONTACT PERSON (if different from owner)
The person to receive all correspondence:

Anthony	Portillo	AMP Architecture		
First Name	Last Name	Business Name, if applicable		
PO Box 152	Mattituck	NY	11952	
Mailing Address	City/ Town/ Village	State	Zip	
[REDACTED]	[REDACTED]@[REDACTED].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: 04 Block: 03 Lot 22.5

Street Address: 11 North Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

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The Code Official reviewed and denied an application dated June 1, 2023 for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: 22 ✓ Section: 150 - 12 Subsection: _____

Type of appeal made for:

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? Yes No I Don't Know

If yes, please provide the date appeal was made: _____.

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

Existing 18'-7"X25'-5" First floor and second floor to be remodeled; Existing roof to be removed and replaced with new design; Existing Foundation to remain

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): 10'-0" x 25'-5" Addition

Dimensions of Second Floor: 10'-0" x 20'-0" Addition

Height (from finished grade to top of ridge): 25 - Feet, 10 - Inches

Is basement or lowest floor area being constructed? Yes No

If yes, please provide height (above ground) measured from natural existing grade to first floor:
_____ - Feet, 14 - Inches.



ZONING BOARD OF APPEALS APPLICATION **AREA VARIANCE**

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

Existing 2 story house with sunroom and gable roof

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Proposed 2 story house with front entry stoop and hip roof

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 472.7 SF

Proposed Increase in Building Coverage: 248 SF

Square Footage of this Lot: 3,521.8 SF

Percentage of Coverage of this Lot by Building Area: 20.5 %

Purpose of New Construction:

Please describe:

Renovation to existing structure to update for today's code standards and add more living space to small home



ZONING BOARD OF APPEALS APPLICATION **AREA VARIANCE**

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Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No. The proposed work will maintain the characteristic of other homes in the area and seem to have same zoning issues as neighboring homes

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No. We would like to keep as much of the existing home as possible and the existing home location is non-conforming to the yard setbacks

Is the requested Area Variance substantial?

No. The proposed addition is in line with the existing front wall of the house

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No. We are under the allowable lot coverage. All new impervious surfaces will be connected to new drywells

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

No. The proposed work is for a renovation to existing non-conforming yard setbacks

Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information			
Name of Action or Project: 11 North Renovation			
Project Location (describe, and attach a location map): 11 North Street, Greenport, NY			
Brief Description of Proposed Action: Existing 18'-7"X25'-5" First floor and second floor to be remodeled; Existing roof to be removed and replaced with new design; Existing Foundation to remain			
Name of Applicant or Sponsor: AMP Architecture		Telephone: [REDACTED]	
		E-Mail:	
Address: 10200 Main Road			
City/PO: Mattituck		State: N.Y.	Zip Code: 11952
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
			YES
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: Greenport Building Dept.			NO
			YES
3.a. Total acreage of the site of the proposed action?		<u>0.1</u> acres	
b. Total acreage to be physically disturbed?		<u>0.01</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.1</u> 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			

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>AMP Architecture</u>		Date: <u>June 29, 2023</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

- 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.
- 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)

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

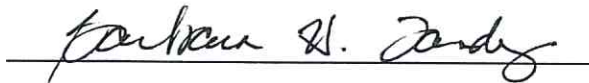
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 30 day
of June 2023

Signature _____



Owner or Applicant



Notary Public, Suffolk County, New York

BARBARA H. TANDY
Notary Public, State Of New York
No. 01TA6086001
Qualified In Suffolk County
Commission Expires ~~01/15/20~~ 4.5.2027

Date: 6/30/23

I, Marc Rishc, 11 North Street Sound, NY The owner of the property situated at
11 North Street, Greenport, NY 11944

Do hereby authorize AMP Architecture to apply for an Area Variance Application with the Village of Greenport on my behalf.



(Owner's Signature)

Marc Rishc

(Print Owner's Name)

11 North Street Sound, LLC
PO Box 956
Southold, NY 11971

List of Active Members as of June 30, 2023:

Susan Hewitt

Jenifer Steig-Strugger

Marc Rishe