



Village of Greenport Building Department

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

RECEIVED
JAN 27 2023
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

SITE PLAN REVIEW APPLICATION

INSTRUCTIONS FOR SITE PLAN APPLICATION:

Please submit the following in six (6) sets collated into separate packets, with original signed set and check for filing fee clipped on top.

1. Completed Application signed and notarized.
2. Proposed site plan with all related documents and information.
3. Copies of noted Covenants and/or Restrictions, if applicable.
4. Environmental Assessment Form.

Note: Properties located within the Historic District will require that a completed application be submitted to the Historic Preservation Commission.

Planning Board Fee Schedule:

Site Plan and SEQRA: \$600.00

Site plan review when site is larger than two acres: \$1,000.00

If total square footage of the building or buildings exceeds 10,000 SF: \$1,000.00

If anticipated cost of the project when completed exceeds \$500,000: \$1,000.00

All Planning Board filings will require a deposit of \$1,000.00. to be used for consulting fees if deemed necessary by the Planning Board. (§ 150-40 Code of The Village of Greenport)

Please Note:

If this application is applied for by an LLC, a list of acting members of that LLC must be provided with this application.



PLANNING BOARD SITE PLAN REVIEW APPLICATION

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Date of Application January 20, 2023

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)

PWIB CLAUDIO REAL ESTATE LLC

Claudio's Restaurant

First Name Last Name Business Name, if applicable
C/o Brian C. Doyle, Esq., Greenberg Traurig, LLP,
2317 Montauk Highway, P.O. Box 3048, Bridgehampton,
New York 11932.

Mailing Address City/ Town/ Village State Zip

(631) 994-2406
Phone #

Brian.Doyle@gtlaw.com
E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

First Name Last Name Business Name, if applicable

Mailing Address City/ Town/ Village State Zip

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: 5 Block: 4 Lot 25, 38, 1, 39

Street Address: 111 Main Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



PLANNING BOARD SITE PLAN REVIEW APPLICATION

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BUILDING DEPARTMENT
NOV 27 2023

Project Information:

Residential Commercial

Proposed Starting Date: As Soon As Possible.

Project Description:

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

Pursuant to the bargained-for, So-Ordered Order and Conditions of Conditional Discharge issued by Justice Eileen Powers dated November 30, 2022, a copy of which is annexed hereto, Owner hereby submits its site plan review application to extend an existyng canopy over a waterfront wharf as depicted on the enclosed plans of Robert I. Brown dated December 16, 2022.

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

AFFIDAVIT

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

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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, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 19th day
of January 20 23

Signature [Handwritten Signature], as agent
Owner or Applicant

[Handwritten Signature]

Notary Public, Suffolk County, New York

HARRY FOURNARIS
Notary Public, State of New York
No. 02FO6322160
Qualified in Suffolk County
Commission Expires May 13, 2023

AFFIDAVIT

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


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 BUILDING DEPARTMENT

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 of Work Site" for the purposes of inspecting my property until this permit has been legally closed. I understand that this permit will be issued and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of this Building Permit Application are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Permit & 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 19th day
 of January 2023



 Notary Public, Suffolk County, New York

Signature 
 Owner or Applicant

HARRY FOURNARIS
 Notary Public, State of New York
 No. 02FO6322160
 Qualified in Suffolk County 23
 Commission Expires May 13, 2023

FOR OFFICIAL USE ONLY:		
Date Application Received: _____ Date Application Reviewed: _____ By: _____		
Permit Will Require: [] Zoning [] Planning [] HPC [] Village Board [] No Board Approval Required		
*Notice of Disapproval Sent Out On: _____		
Initial Building Permit Review Letter Sent Out On: _____		Fee: \$ _____
Date Requested Documents/Fee Received: _____		Receipt No. _____
* = If Needed		

N. J. MAZZAFERRO, P.E.

PO Box 57, Greenport, N.Y. 11944
Phone - 516-457-5596

September 22, 2022
Page 1 of 1

Village of Greenport
Building Department
236 Third Street
Greenport, NY 11944

Re: Claudio's Site Work - Canopy Extension
111 Main Street, Greenport NY, 11944
SCTM #1001-5.-4-25/35.1/39

Consulting Engineer
Design, Construction, Inspection

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Canopy Extension (Calm Bar) – Framing

I am the designer and the Engineer of Record for the steel framing systems that has been installed on the wharf in 2022. This framing system is to be used as support for extending the retractable canopy.

The structural steel system has been designed and fabricated in accordance with the recommended practices of the AISC and the NYS Building Code.

The structural steel frame has been rigidly connected to the main timber framing of the dock. The load path is continuous from the top of the frame to the underwater piles. The structural steel system has been designed and installed to adequately support the specified retractable canopy system.

Please note that the steel frame design and installation requires the canopy system to be correctly operated per the manufacturer's requirements. These requirements are primarily dependent on the weather conditions.

Result – Based upon inspection of this project and to the best of my knowledge, belief and professional judgment, construction as installed complies with the design plans and applicable codes of the Village of Greenport.

Nicholas Mazzaferro

Nicholas J. Mazzaferro, P.E.

