



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

RECEIVED

FEB 16 2024

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application 2/11/24

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)

Marc	Rishe	11 North Street Sound LLC		
First Name	Last Name	Business Name, if applicable		
[REDACTED]	Southold	NY	11971	
Mailing Address	City/ Town/ Village	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
Phone #	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: 4 Block: 3 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



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Project Information:

Residential Commercial

Proposed Starting Date: _____

Project Description:

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

Application is for a curb cut located approximately 3' from the eastern property boundary. This would require relocating the existing driveway approximately 12.5' to the east from its current location. The current sidewalk is in disrepair and set to be repaired at a date T.B.D. (see attached letter from Village Administrator Pallas dated 9/23/21).

The attached site plan has been approved by both the ZBA as well as the HPC.

Additionally attached is a map depicting the current driveway and curb cut locations of all homes on the block as well as the proposed location of the new driveway and curb cut.

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

*Already Received

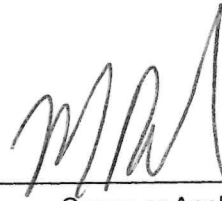
AFFIDAVIT

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, 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 1st day
of February 2024

Signature _____



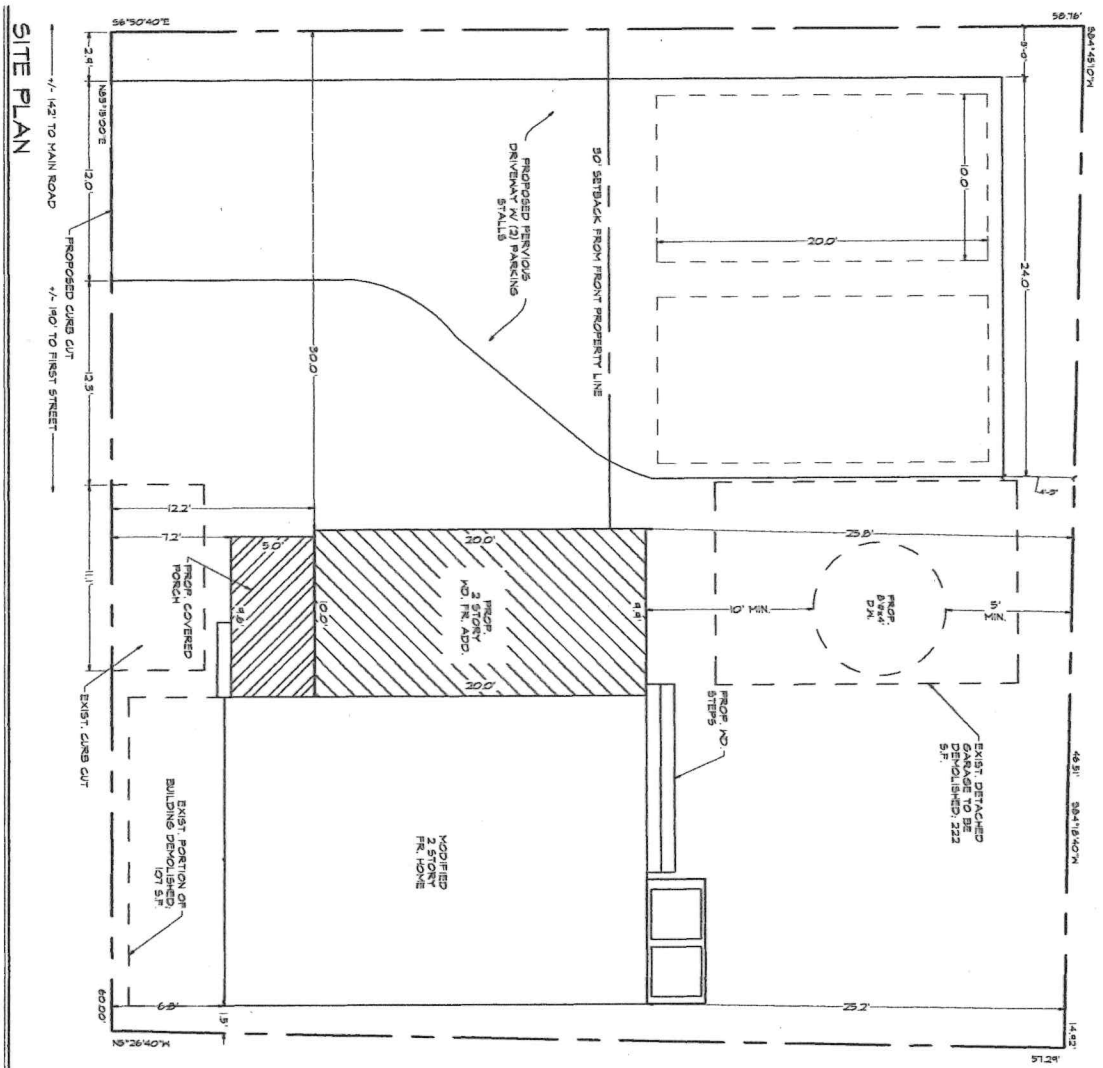
Owner or Applicant



Notary Public, Suffolk County, New York

MATTHEW FOX
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01FO0016697
COMM. EXP. 11/2027

SITE PLAN HATCH KEY:
 [Hatched Box] PROPOSED BUILDING ADDITION
 [Hatched Box] PROPOSED COVERED PORCH



SITE PLAN

SCALE: 1" = 5'-0"

<p>AMP Architecture Anthony Portillo, R.A., LEED AP Design + Build</p>		<p>10200 Main Rd, Unit 3a P.O. Box 61195 Mattituck NY 11952 O: 516-214-0160</p>	
<p>PROJECT: 11 N. ST. SOUND LLC RESIDENCE</p>	<p>DATE:</p>	<p>REVISIONS:</p>	<p>COMMENTS:</p>
<p>DRAWING TITLE: SITE PLAN</p>	<p>DATE: 02/09/24</p>	<p>PAGE: SP-01</p>	<p>PROJECT ADDRESS: 11 NORTH ST. GREENPORT, NY 11944</p>



11 North Street Sound LLC
PO 956 Southold, NY 11971

January 31, 2024

Re: Acting Members of 11 North Street Sound LLC

To Whom It May Concern:

This letter is confirm the acting members of 11 North Street Sound LLC are:

Marc Rishe
Susan Hewitt
Jenifer Steig-Strugger

Sincerely,

Marc Rishe



September 23, 2021

Deborah Makin
[REDACTED]
New York, NY 10025

Re: Sidewalk Repair Issue
11 North Street
Greenport, NY 11944

236 THIRD STREET
GREENPORT, NY 11944

Tel (631) 477-0248
Fax: (631) 477-1877

MAYOR
GEORGE W. HUBBARD, JR.
EXT. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

MARY BESS PHILLIPS
DOUGLAS W. ROBERTS

JULIA ROBINS

**VILLAGE
ADMINISTRATOR**
PAUL J. PALLAS, P.E.
EXT. 219

CLERK
SYLVIA PIRILLO, RMC
EXT. 206

TREASURER
ROBERT BRANDT
EXT. 217

Dear Ms. Makin,

This is to confirm receipt of your letter dated September 16, 2021.

This letter confirms that the Village of Greenport is responsible for facilitating repairs to the area in front of the above referenced residence.

We anticipate that repairs to the area will be scheduled as soon as practicable.

If the Village can be of any further help in this matter, please contact William Schulz at (631)477-0248 ext. 207.

Yours truly,

Paul J. Pallas, P.E.
Village Administrator

cc: Sylvia Pirillo, RMC, Village Clerk



CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission
Village of Greenport
236 Third Street, Greenport, NY 11944
631-477-0248
villageofgreenport.org

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 of the Village of Greenport Code and specifically the six factors delineated in Chapter 76-6 (B). The COA for the proposed work is issued in accordance with the attached plans and any approval conditions, if attached hereto.

CONDITIONS OF APPROVAL FOR THE PROPERTY LOCATED AT:
11 North Street

APPROVED: As presented Subject to conditions below X

PROJECT SPECIFIC CONDITIONS:

1. A window box shall be installed on each of the two front windows. _____
2. Will use 3.5 through 5 inch stock on the wood detail (window sill casings, frieze board).
3. _____

Signature of Chair

[Handwritten Signature]

Date

12/23/23

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 accepted plans with conditions of approval.
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

[Handwritten Signature]

Date

1/3/24

ZONING BOARD OF APPEALS
VILLAGE OF GREENPORT

-----X
IN THE MATTER OF THE APPLICATION

-of-

MARC RISHE
on behalf of 11 North Street Sound LLC
11 North Street
Greenport, NY 11944

DETERMINATION

v

HEARING DATE: October 17, 2023

PRESENT: JOHN SALADINO, *Chair*
 DIANA GORDON, *Member*
 JACK REARDON, *Member*
 SETH KAUFMAN, *Member*
 DAVID NYCE, *Member*

ALSO PRESENT: BRIAN STOLAR, ESQ., *Counsel to the Board*
 MICHAEL NOONE, *Secretary to the Board*
 ALEX BOLANOS, *Building Inspector*

FINDINGS OF FACT AND DETERMINATION OF THE BOARD

The findings of fact and determination made herein are based upon the application, the evidence received at the public hearing before the Board, personal observations of the subject premises and neighborhood, and all documents contained in the Board's files and which were received prior to the close of the hearing.

A. **PROJECT DESCRIPTION**

1. **PURPOSE OF APPLICATION:**

To demolish a garage, renovate an existing dwelling and expand the first floor by 250 square feet and the second floor by 200 square feet.

2. **RELIEF OR APPROVAL SOUGHT:**

Variances of the following Village Code sections:

- 150-12, to permit a front yard setback to the covered porch of 7.2 feet, where a minimum of 30 feet is required;
- 150-12, to maintain a side yard setback to the dwelling of 1.5 feet, where a minimum of 10 feet is required; and
- 150-12, to permit a rear yard setback to the first and second floor additions of 25.2 feet, where a minimum of 30 feet is required.

B. SEQRA DETERMINATION

1. SEQRA CLASSIFICATION: Type 2
2. LEAD AGENCY: Zoning Board
3. DETERMINATION OF SIGNIFICANCE: No
4. DATE OF DETERMINATION: October 17, 2023

E. STANDARDS FOR BOARD REVIEW

1. In order for this Board to grant the requested area variance, the Applicants must demonstrate that the requirements of Village Law §7-712-b 3 have been met. The Board in making its determination shall "take into consideration the benefit to the Applicants if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance." The Village Law also directs the Board, in granting area variances, to "grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."
2. The standards set forth in Village Code §150-26(2) mirror the requirements language of Village Law §7-712-b(3).
3. The Board finds that the grant of the instant application will be consistent with the requirements of both Village Law §7-712-b 3 and Village Code §150-26(2).

F. ADDITIONAL FINDINGS AND CONCLUSIONS

1. The Subject Property is located at 11 North Street.
2. 11 North Street Sound LLC owns the Property. The variance for the side yard setback is an existing condition, the front covered porch encroaches into the front yard setback and the 2 story addition encroaches into the rear yard setback.
3. The Board finds that the granting of the requested area variances will not cause an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The Board finds that the proposed project will not interfere with the quiet enjoyment of

neighboring properties. Moreover, the Board notes that the proposed 2 story addition runs parallel to the existing rear dwelling line and otherwise maintains the existing encroachments.

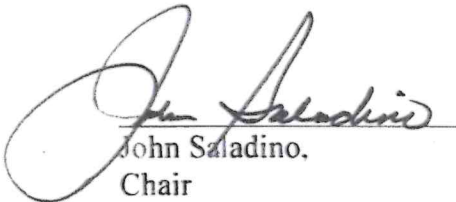
4. The Board finds that the benefit sought by the Applicant cannot be achieved by some method more feasible for the Applicant to pursue other than the requested area variances.
5. The Board finds that the requested variances are not substantial and are the minimum relief necessary and adequate to alleviate the difficulty causing the Applicant to request the area variances. The benefit to the Applicant from the grant of the requested area variances outweighs any detriment which grant of the variances will cause to the general health, safety and welfare of the neighborhood or the Village as a whole.
6. The Board finds that the granting of the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
7. The Board finds that the need for the variances is self-created. The Board finds, however, that although the requested variances are self-created, this need, although relevant to the Board's decision does not preclude the granting of the requested variance. *Village Law §7-712-b(3)(8)(5)*.

G. DISPOSITION OF APPLICATION

For the reasons set forth herein, the Board makes the following determination with respect to the application, the Board grants the requested variances upon compliance with the conditions set forth in this section of the determination. All improvements shall be made, built or installed in accordance with the survey and/or plans described below.

1. APPROVED BUILDING PLANS: Plans entitled "11 N. St. Sound LLC Addition, 11 North St., Greenport NY 11944" drawing "Project Location & Scope Site Plan & Zoning Data", prepared by AMP Architecture, sheet G-001.00, dated 10/10/23.
2. BUILDING PERMIT: Pursuant to §150-27 ("Procedure") of the Village Code the Applicant must obtain a building permit and diligently pursue construction within six months of the filing of this Determination with the Greenport Village Clerk.

Dated: Greenport, New York
October 24, 2023



John Saladino,
Chair