



**Village of Greenport Building Department**  
236 Third Street, Greenport, New York 11944  
OFFICE: 631.477.0248 / FAX: 631.477.1877

RECEIVED

DEC 11 2023

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

NOTICE OF DISAPPROVAL

Date: December 5, 2023

To: Michael Macrina  
21 Main Street  
Stony Brook New York 11790

PLEASE TAKE NOTICE that your application dated July 5, 2023, for renovations and alteration to existing property located at 160 Bay Avenue, in the R-2 District Historic District, is returned herewith and disapproved on the following grounds:

**1. Front Yard Setback Requirements.**

150-12 Schedule Regulations

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

The plans show the front yard of the setback of 9.4 feet.

This would require an area variance of 20.6 feet.

**2. Side Yard Setback Requirements.**

150-12 Schedule Regulations

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

The plans show the west side yard of the setback of 5.3 feet.

This would require an area variance of 4.7 feet

**3. 150-13 Residence District Regulations.**

**(b)** Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show accessory building setback of 2.8 feet from lot line.

This would require a area variance of 2.2 feet.

**4. 150-13 Residence District Regulations.**

**(b)** Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show an accessory building setback of 2.8 feet from the principal building.

This would require a area variance of 7.2 feet.

**5. 150-13 Residence District Regulations.**

**A. (1)** An accessory building may be located in any required rear yard.

The plans show an accessory building on east side yard.

This would require a area variance of 24 feet.

**6. 150-12 Schedule of regulations.**

R-2 District: Maximum permitted lot coverage: 30% / 2,634 square feet.

The plans show a total lot coverage of 31% / 2,723 square feet.

This would require a area variance of 1% / 89 square feet.

**This application is therefore denied, requiring the above-mentioned variances.**

The premise to which this application applies to is located at:  
160 Bay Avenue, Greenport, New York 11944. This property is located in the R-2 Historic District. This property is located within the Historic District.

Map: 1001 Section: 5 Block: 2 Lot: 13

Alex Bolanos  
Date: 11/5/2023  
Code Enforcement Official





# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

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

Date of Application 11-21-23

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)

Emmanuel N. Korakis, as Trustee of the  
Korakis 2023 Family Trust

First Name	Last Name	Business Name, if applicable		
[REDACTED]	Mount Sinai	NY	11766	
Mailing Address	City/ Town/ Village	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
Phone #	E-Mail Address			
[REDACTED]	[REDACTED]@gmail.com			

### CONTACT PERSON (if different from owner)

The person to receive all correspondence:

PATRICIA C. MOORE

First Name	Last Name	Business Name, if applicable		
[REDACTED]	MAIR Rd. Southold	NY	11971	
Mailing Address	City/ Town/ Village	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
Phone #	E-Mail Address			
[REDACTED]	[REDACTED].com			

**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: S Block: 2 Lot 13

Street Address: 160 Bay Avenue 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

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

### Project Description: (CONTINUED)

#### Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2 stories

Describe General Characteristics BEFORE alterations: 1st floor - Existing covered porch removed and replaced. Kitchen, Hall, 2 Bedrooms, deck and covered porch removed.

2nd floor Existing Bathroom + Bedroom removed

Number of floors AFTER Alterations: 2 stories

Describe General Characteristics AFTER alterations:

1st floor - New Great Room with Dining Room + Covered porch  
Mud Room + Stairs

2nd floor - Master Bedroom, New Bedroom; Hall, Master closet +  
Bathroom and 2nd Bathroom.

Calculations of Building Areas and Lot Coverage: Covered Porch: 35' (1,599) 290.16 SF

Existing Square Footage of Building(s) on this property: House: 1,564 SF + Existing Garage (No change)

Proposed Increase in Building Coverage: House: 1,213 SF + Deck 333 SF = 1,678 Proposed increase: 795 SF

Square Footage of this Lot: 8,782.8 SF

Percentage of Coverage of this Lot by Building Area: 30.9 %

#### Purpose of New Construction:

Please describe: Renovate existing house, remove rear of existing house and construct two story addition. House needs to be renovated and Bedroom and bathroom relocated to 2nd floor with 4 Bedroom (Proposed) Existing house is 6 Bedrooms.



# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

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

The Code Official reviewed and denied an application dated 7-24-23 for a Building Permit for the location specified on this application.

**Provisions of the Zoning Code appealed:** (Not D- Requested in July)  
(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: Front Yard Side Yard Section: 150 - \_\_\_\_\_ Subsection: \_\_\_\_\_  
Lot Coverage

**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:** Existing Dwelling located 9.4' to front property line.  
Please describe area being removed:

Existing Dwelling located at 4.2 from west property line to be partially demolished. New proposed two story addition to be constructed behind existing house at 5' and 5.3' from westerly property line.  
Proposed covered porch at 5.6 from the westerly property line.  
Proposed front covered porch 13' from front property line.  
[No change to existing 1 story garage] - 2.8 from lot line and principal building and on east side of residence.  
lot coverage 31%

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

Dimensions of First Floor (Addition/Extension): 1,243 (proposed 1st floor) Front covered porch 84 SF  
Landing 18 SF  
Rear deck 333 SF  
Dimensions of Second Floor: 907 SF (proposed)  
Height (from finished grade to top of ridge): 26 - Feet, 10 - Inches

**Is basement or lowest floor area being constructed?**  Yes  No Existing  
If yes, please provide height (above ground) measured from natural existing grade to first floor:  
3 - Feet, 0 - Inches.

**PAGE 2 Application of Emmanuel N. Korakis, as Trustee of the Korakis 2023 Family Trust**

**Village Law Section 7-712-b ( Area variances)** Pursuant to Village Law, the zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The owner purchased the house from his siblings after his parents died. The applicant's father, Mr. Tommy Korakis (his mother predeceased father) was elderly and had difficulty maintaining the house and the property. The applicant's father had replaced windows and replaced the wood siding with aluminum siding over 20 years ago which did not conform to the Historic District. Ultimately Mr. Korakis made minimal corrections to satisfy the Historic Preservation Board, but the house remains uncharacteristic of a Historic District. The applicant wishes to make significant improvements to the house consistent with the Historic Preservation District. The proposed improvements are intended to match the character of the neighborhood and the Historic District.

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;

The home is believed to have been constructed around 1840's. An addition on the right side of the house was poorly built and poorly designed. The application includes demolishing the poorly built addition and building a more appropriate design to match the 1840's architecture of the main portion of the house.

The front of the existing house, built in the 1840's, is to remain and be restored using appropriate exterior materials such as Hardi-plank wood texture clapboard siding, cedar roof shingles in lieu of asphalt, PVC exterior trim to mimic wood profiles and details in lieu of aluminum wrapping, half round gutters with brackets in lieu of 'K' style conventional gutters. The existing replacement windows

installed by the applicant's father will be replaced with two over two windows, also characteristic of the 1800's and will be cased with 4" wide trim and a historic sill. The home will have a frieze board with crown molding.

The front porch is proposed to be expanded to create aesthetic balance and a sitting space along the street side and match other homes in the neighborhood. The windows along the front side will be replaced with new windows to match existing dimensions and with 2 over 2 lite patterns to match the original windows as shown on the historic inventory form included with this appeal. The only change will be the foyer door to be centered on the wall which aligns with the second-floor window above and balances with a light sconce on each side of the door.

The proposed work will increase the side yard setback from the existing 0.2' to 5.3' to allow access around the home and meet NYS building code for fire separation (5' or greater required for non-fire rated construction). The addition also maintains proper distances from the existing detached garage for fire separation and adequate access to the rear yard for maintenance.

The back of the house is to be demolished and reconstructed for the contemporary needs of the family with an exterior design to match the historic period of the existing front of the house.

The new addition will also include basement storage which the existing house does not have now have adequate clean storage. The design of the house has been carefully studied and will be an asset to the community and benefit to the immediate neighbors. This house, being the worse house on the block, will be improved and significantly increase the value of the adjacent properties. Attached is the Inventory Form which describes the property.

(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;

The existing house predates zoning, and the existing setbacks of the existing house to be retained are not changing. Where the new addition is proposed, the house was made "more conforming". The preexisting house was constructed on an angle, and the westerly property line is also on an opposite angle. The angles cause the back of the house to be closer to the property line than in the front of the house. In addition, the rear yard is narrower than the front yard. The existing house is almost on the west property line (.2

feet) and the proposed addition is pushed back to 9.3' with the one story covered porch addition proposed at no closer than 5 feet from the property line (5.3' and 5.6'). The other setback variances required are for the existing garage. The Garage has a pre-CO but will be renovated to make the garage more characteristic of the Historic District. A variance is not required where a legal pre-existing structure, with a CO, is retained and not expanded. Nevertheless, the Building Inspector included the existing garage to the notice of disapproval.<sup>1</sup>

As to the Lot coverage, removing 89 square feet from the house will significantly impact the use and style of the house. The only area which could be reduced in lot coverage is in the backyard which is not visible from the street. The front of the house is existing, and the proposed front porch adds character and reducing the front porch will adversely impact the architecture of the house and detract from the character of the neighborhood.

(3) whether the requested area variance is substantial;

The variances are not numerically substantial. The largest variance is the front yard variance (20.6) for the existing house. The setback variances are "more conforming" than the existing dwelling and the garage variances are also for an existing structure which will not be altered. The lot coverage variance is diminimis. The proposed lot coverage is 31 when 30 is required. The 1% lot coverage over the code requirements will not impact the neighborhood.

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

The renovation will bring the existing house into conformity with current codes and energy standards. The windows will be upgraded and siding to match the historic character of the Historic District. The electrical and plumbing will be updated and overall, the house will be brought into

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<sup>1</sup> § 150-21 **Nonconforming buildings with conforming uses.** [1]

A "nonconforming building with conforming use" is any building which does contain a use permitted in the district in which it is located but 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.**



conformity with the NYS Building and Fire Codes. The house is in an R-2 zone and could be a two family, however, the owners ask to make improvements to a single-family dwelling. A single-family dwelling generally causes less impact to the physical or environmental conditions to the property and neighborhood.

(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 structures are pre-existing and nonconforming. The proposed addition is more conforming than the existing house.

The board of appeals, in the granting of area variances, shall 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. The variances requested are the minimum variances required to make the improvements to the existing house and conform to the Historic District. The homes on Bay Avenue have, over the years, been improved and the improvements conform to the Historic District. Historic homes in a Historic District predate zoning and are often nonconforming. Consequently, additions to the historic homes require variances to preserve the character of an area. The proposed renovations and addition to the existing home conform to the prevailing character of Bay Avenue.

We respectfully request that the variances, as proposed, be granted.

**AFFIDAVIT**

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

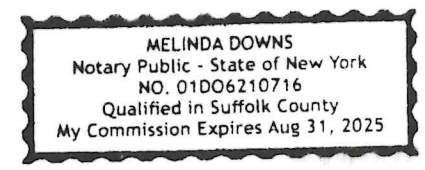
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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 19<sup>th</sup> day  
of October 20 23

Signature [Handwritten Signature]  
Owner or Applicant

[Handwritten Signature: Melinda Downs]

Notary Public, Suffolk County, New York





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

**CONSENT TO INSPECT**

TO BE COMPLETED BY PROPERTY OWNER

Emmanuel N. Korakis, as Trustee of the Korakis 2023 Family Trust, THE UNDERSIGNED, DO(ES) HEREBY STATE:

THAT THE UNDERSIGNED (IS) (ARE) THE OWNER(S) OF THE PREMISES IN THE INCORPORATED VILLAGE OF GREENPORT, LOCATED AT 160 Bay Avenue, Greenport, WHICH IS SHOWN AND DESIGNATED ON SUFFOLK COUNTY TAX MAP AS:

DISTRICT 1001, SECTION 5. BLOCK 2 LOT 13

THAT THE UNDERSIGNED (HAS) (HAVE) FILED, OR CAUSE TO BE FILED, AN APPLICATION IN THE VILLAGE OF GREENPORT BUILDING INSPECTOR'S OFFICE FOR THE FOLLOWING: .....

*Additions and Alterations to Single Family Dwelling located at 160 Bay Ave, Greenport*

THAT THE UNDERSIGNED DO(ES) HEREBY GIVE CONSENT TO THE BUILDING INSPECTOR OF THE VILLAGE OF GREENPORT TO ENTER UPON THE ABOVE DESCRIBED PROPERTY, INCLUDING ANY AND ALL BUILDINGS LOCATED THEREON, TO CONDUCT SUCH INSPECTIONS AS THEY DEEM NECESSARY WITH RESPECT TO THE AFORESAID APPLICATION, INCLUDING INSPECTIONS TO DETERMINE THAT SAID PREMISES COMPLY WITH ALL OF THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF GREENPORT.

THE UNDERSIGNED, IN CONSENTING TO SUCH INSPECTIONS, DO(ES) SO WITH THE KNOWLEDGE AND UNDERSTANDING THAT ANY AND ALL INFORMATION OBTAINED IN THE CONDUCT OF SUCH INSPECTIONS MAY BE USED IN SUBSEQUENT PROSECUTIONS FOR VIOLATIONS OF THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF GREENPORT.

SIGNATURE: *[Handwritten Signature]* DATE: *10/17/23*  
 PRINTED: *Emmanuel N. Korakis*



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

**TRANSACTIONAL DISCLOSURE FORM**

TO BE COMPLETED BY OWNER OR APPLICANT

THE VILLAGE OF GREENPORT'S CODE OF ETHICS PROHIBITS CONFLICTS OF INTEREST ON THE PART OF VILLAGE OFFICERS AND EMPLOYEES. THE PURPOSE OF THIS FORM IS TO PROVIDE INFORMATION WHICH CAN ALERT THE VILLAGE OF POSSIBLE CONFLICTS OF INTEREST AND ALLOW IT TO TAKE WHATEVER ACTION IS NECESSARY TO AVOID SAME.

YOUR NAME: KORAKIS, EMMANUEL N., AS TRUSTEE AND MOORE, PATRICIA C.  
 (LAST NAME, FIRST NAME, MIDDLE INITIAL, UNLESS YOU ARE APPLYING IN THE NAME OF SOMEONE ELSE OR OTHER ENTITY, SUCH AS A COMPANY. IF SO, INDICATE THE OTHER PERSON'S OF COMPANY'S NAME.)

**TYPE OF APPLICATION:** (CHECK ALL THAT APPLY)

DO YOU PERSONALLY (OR THROUGH YOUR COMPANY, SPOUSE, SIBLING, PARENT OR CHILD) HAVE A RELATIONSHIP WITH ANY OFFICER OR EMPLOYEE OF THE VILLAGE OF GREENPORT? "RELATIONSHIP" IS CONSIDERED TO INCLUDE: BY BLOOD, MARRIAGE OR BUSINESS INTEREST. "BUSINESS INTEREST" MEANS A BUSINESS, INCLUDING A PARTNERSHIP, IN WHICH A TOWN OFFICER OR EMPLOYEE HAS EVEN A PARTIAL OWNERSHIP OF (OR EMPLOYMENT BY) OR PECUNIARY INTEREST IN A CORPORATION OR ENTERPRISE IN WHICH A VILLAGE OFFICER OR EMPLOYEE OWNS MORE THAN 5% OF THE SHARES.

YES ..... NO ...X...

IF YOU ANSWERED "YES," COMPLETE THE BALANCE OF THIS FORM AND DATE AND SIGN WHERE INDICATED.

NAME OF PERSON EMPLOYED BY THE VILLAGE OF GREENPORT: .....

TITLE OR POSITION OF THAT PERSON: .....

DESCRIBE THE RELATIONSHIP BETWEEN YOURSELF (THE APPLICANT/AGENT/REPRESENTATIVE) AND THE TOWN OFFICERS OR EMPLOYEE. EITHER CHECK THE APPROPRIATE LINE A) THROUGH D) AND/OR DESCRIBE IN THE SPACE PROVIDED.

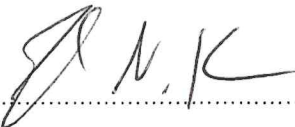
THE VILLAGE OFFICER OR EMPLOYEE OR HIS SPOUSE, SIBLING, PARENT OR CHILD IS (CHECK ALL THAT APPLY)

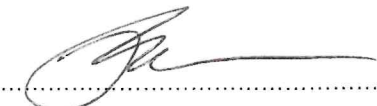
- A) THE OWNER OF GREATER THAN 5% OF THE SHARES OF THE CORPORATE STOCK OF THE APPLICANT (WHEN THE APPLICANT IS A CORPORATION OR BUSINESS ENTERPRISE HOWSOEVER ORGANIZED.)
- B) THE LEGAL OR BENEFICIAL OWNER OF ANY INTEREST IN A NON-CORPORATE ENTITY (WHEN THE APPLICANT IS NOT A CORPORATION)
- C) AN OFFICER, DIRECTOR, PARTNER OR EMPLOYEE OF THE APPLICANT; OR
- D) THE ACTUAL APPLICANT

**DESCRIPTION OF RELATIONSHIP:**

.....  
 .....

SUBMITTED THIS 21 DAY OF November, 2023

SIGNATURE:   
 Emmanuel N. Korakis, as Trustee

SIGNATURE:   
 Patricia C. Moore

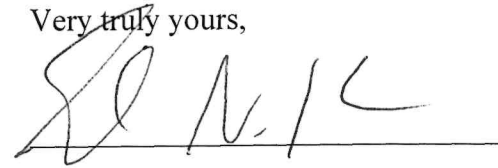
October 18, 2023

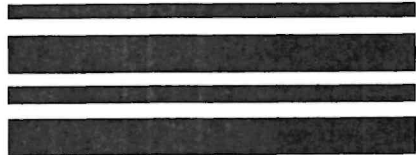
Patricia C. Moore, Esq.  
51020 Main Road  
Southold NY 11971

Dear Ms. Moore:

I, Emmanuel N. Korakis, as Trustee of the Korakis Family 2023 Trust, owners of property known as 160 Bay Avenue, Greenport, NY 11944 (sctm: 1001-5-2-13) hereby authorize you to act as agent regarding representation at the Village of Greenport Building Department, Suffolk County Department of Health Services, and any other municipal agencies.

Very truly yours,

A handwritten signature in black ink, appearing to read "E. N. Korakis", is written over a horizontal line. The signature is stylized and cursive.



SUFFOLK COUNTY CLERK  
 RECORDS OFFICE  
 RECORDING PAGE

Type of Instrument: DEED  
 Number of Pages: 4  
 Receipt Number: 23-0091466 \*ELECTRONICALLY RECORDED\*  
 Transfer Tax Number: 22-34584

Recorded: 7/19/2023  
 At: 7:02:29 PM

LIBER: D00013210  
 PAGE: 230

District: 1001  
 Section: 005.00  
 Block: 02.00  
 Lot: 013.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount \$0.00

Received the Following Fees For Above Instrument

	Amount	Exempt		Amount	Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
Notation	\$0.00	NO	Cert.Copies	\$0.00	NO
RPT	\$200.00	NO	Mansion Tax	\$0.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Comm.Pres	\$0.00	NO
Transfer Tax	\$0.00	NO			
Transfer Tax Number: 22-34584			Fees Paid	\$395.00	

THIS PAGE IS A PART OF THE INSTRUMENT  
 THIS IS NOT A BILL

Vincent Puleo  
 County Clerk, Suffolk County

Number of pages 4

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED  
7/19/2023 7:02:29 PM  
VINCENT PULEO  
CLERK OF  
SUFFOLK COUNTY  
L D00013210  
P 230  
22-34584

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
----------------------------	---------------------------	---------------------------

FEES		
3		
Page / Filing Fee	20.00	
Handling	20.00	
TP-584	5.00	
Notation	0.00	
EA-52 17 (County)	5.00	Sub Total 50.00
EA-5217 (State)	125.00	
R.P.T.S.A.	200.00	
Comm. of Ed.	5.00	
Affidavit		
Certified Copy	0.00	
NYS Surcharge	15.00	Sub Total 345.00
Other		Grand Total 395.00



Mortgage Amt.	_____
1. Basic Tax	_____
2. Additional Tax	_____
Sub Total	_____
Spec./Assit.	_____
or	_____
Spec./Add.	_____
TOT. MTG. TAX	_____
Dual Town _____ Dual County _____	
Held for Appointment	_____
Transfer Tax	0.00
Mansion Tax	0.00
The property covered by this mortgage is or will be improved by a one or two family dwelling only.	
YES _____ or NO _____	
If NO, see appropriate tax clause on page # _____ of this instrument.	

4	Dist.	Section	Block	Lot
		23026403	1007-005.00-02.00-013.000	
Real Property Tax Service Agency Verification				
P T S R C G R A 6/14/2023				

5	Community Preservation Fund
Consideration Amount	\$ 0.00
CPF Tax Due	\$ 0.00
Improved	<input checked="" type="checkbox"/>
Vacant Land	_____
TD	10
TD	_____
TD	_____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address  
RECORD & RETURN TO:  
**Futterman, Lanza amp; Pasculli, LLP**  
**180 E Main St Ste 101**  
**Smithtown NY 11787-2811**

Mail to: Vincent Puleo, Suffolk County Clerk  
310 Center Drive, Riverhead, NY 11901  
www.suffolkcountyny.gov/clerk

7	Title Company Information
Co. Name	_____
Title #	_____

8 **Suffolk County Recording & Endorsement Page**

This page forms part of the attached DEED made by: \_\_\_\_\_ (SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO \_\_\_\_\_ In the TOWN of SOUTHOLD  
In the VILLAGE \_\_\_\_\_  
or HAMLET of \_\_\_\_\_

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 24 day of Nov, 2023,

*BETWEEN* Tommys Korakis and Angie Korakis, husband and wife, both of 22-22 26<sup>th</sup> Street, Astoria, New York 11105, party of the first part, and

Emmanuel N. Korakis, of 10 Remsen Court, Mount Sinai, New York 11766, as Trustee of The Korakis 2023 Family Trust, party of the second part.

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

*ALL* that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being

**SEE SCHEDULE A ANNEXED HERETO**

*BEING* and intended to be the same premises conveyed to the party of the first part by deed dated November 10, 1983 and recorded in the Office of the Clerk of the County of Suffolk on November 18, 1983 in Liber 9461 at Page 479.

*TOGETHER* with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

*TOGETHER* with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

*TO HAVE AND TO HOLD* the premises herein granted unto the party of the second part, the heirs or successors and assigns of the second part forever.



*AND* the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

*AND* the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

*IN WITNESS WHEREOF*, the party of the first part has duly executed this deed the day and year first above written.

*IN PRESENCE OF:*

  
Tommys Korakis  
  
Angie Korakis



## SCHEDULE A

All that certain plot, piece or parcel of land, situate lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the Northerly side of Bay Avenue at the Southwest corner of the herein described premises where the same is intersected by the Easterly side of land now or formerly of Harrell;

RUNNING THENCE from said point or place of beginning along the Easterly side of land now or formerly of Harrell, North 06 degrees 13 minutes 50 seconds West, 98.97 feet to land now or formerly of Leden;

THENCE along said last mentioned land the following two (2) courses and distances:

1. North 75 degrees 24 minutes 40 seconds East, 11.54 feet;
2. North 05 degrees 11 minutes 50 seconds West, 31.46 feet to land now or formerly of Blasko;

THENCE along said last mentioned land North 75 degrees 26 minutes 00 seconds East, 40.66 feet to land now or formerly of Hendler;

THENCE along said last mentioned land the following three (3) courses and distances:

1. South 07 degrees 45 minutes 20 seconds East, 27.44 feet
2. North 81 degrees 03 minutes 30 seconds East, 19.50 feet;
3. South 10 degrees 05 minutes 40 seconds East, 98.50 feet to the Northerly side of Bay Avenue; and

THENCE along the Northerly side of Bay Avenue South 74 degrees 15 minutes 50 seconds West, 80.16 feet to the point or place of BEGINNING.

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF Suffolk )

On the 27 day of Aug in the year 2023, before me, the undersigned, personally appeared Tommys Korakis and Angie Korakis personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

cajok  
(signature and office of individual taking acknowledgment)

CHARLES JOGEKA  
NOTARY PUBLIC STATE OF NEW YORK  
SUFFOLK COUNTY  
LIC. # 02065081467  
COMM. EXP. 7/7/2027

District: 1001  
Section: 005.00  
Block: 02.00  
Lot: 013.000  
County: Suffolk  
Premises: 160 Bay Avenue  
Greenport, New York 11944

Return by Mail to:  
Futterman, Lanza & Pasculli, LLP  
180 East Main Street, Suite 101  
Smithtown, New York 11787

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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 1. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Korakis Trust</i>			
Name of Action or Project: <i>Alterations + Additions 160 Bay Ave. Greenvort</i>			
Project Location (describe, and attach a location map): <i>160 Bay Ave., Greenvort</i>			
Brief Description of Proposed Action: <i>Alteration to existing residence and addition to existing residence with front and side yard setback variance required. Garage existing - no change.</i>			
Name of Applicant or Sponsor: <i>Emmanuel N. Korakis, as Trustee of the Korakis 2027 Family Trust.</i>		Telephone:	
		E-Mail: <i>Manny.Korakis@gmail.com</i>	
Address:			
City/PO: <i>Mount Sinai</i>	State: <i>NY</i>	Zip Code: <i>11766</i>	
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.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.05</i> acres	
b. Total acreage to be physically disturbed?		<i>.005</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.05</i> 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>Greenport/SCWA</u>	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	X		

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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Patricia C. Moore, atty</u> Date: <u>12-11-23</u>		
Signature: <u>[Signature]</u>		

**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)

# SURVEY OF PROPERTY

SITUATE  
 VILLAGE OF GREENPORT  
 TOWN OF SOUTHOLD  
 SUFFOLK COUNTY, NEW YORK  
 S.C. TAX No. 1001-05-02-13

SCALE 1"=30'

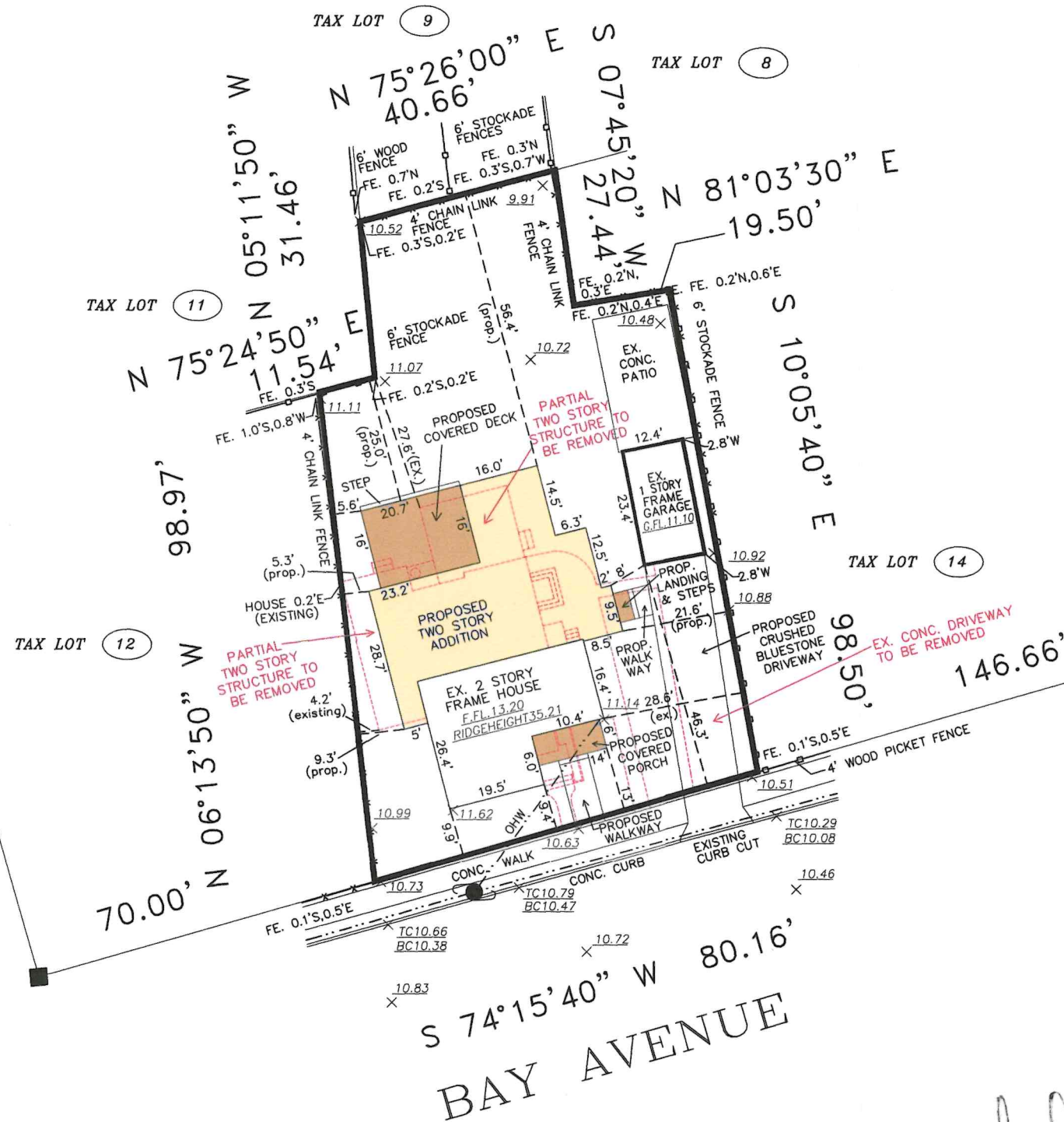
OCTOBER 31, 2022

JULY 19, 2023 - ADD SITE PLAN  
 NOVEMBER 16, 2023 - UPDATE SITE PLAN

AREA = 8,782.8 sq. ft.  
 0.202 ac.



CARPENTER STREET



RECEIVED  
 DEC 11 2023  
 VILLAGE OF GREENPORT  
 BUILDING DEPARTMENT  
 RECEIVED  
 DEC X 1 2023  
 VILLAGE OF GREENPORT  
 BUILDING DEPARTMENT

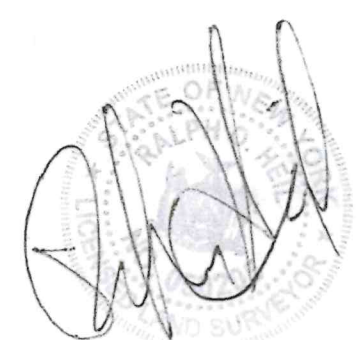
LOT COVERAGE CALCULATIONS			
(lot area = 8,782.8 SF)			
	EXISTING	PROPOSED	TOTAL
HOUSE	1,602 SF	400 SF	2,002 SF
GARAGE	289 SF		289 SF
FRONT COVERED PORCH	40 SF	44 SF	84 SF
REAR COVERED DECK	0 SF	331 SF	331 SF
UNCOVERED DECKS	315 SF	MINUS 297 SF	18 SF
TOTALS	2,246 SF 25.5 %	478 SF 5.4 %	2,724 SF 30.9 %

**NOTES:**

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM  
 EXISTING ELEVATIONS ARE SHOWN THUS: x 00.00

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED.

- CONC. MON FOUND
- UTILITY POLE
- WV WATER VALVE
- △ WATER METER
- OVERHEAD WIRES
- c/e CELLAR ENTRANCE



**METES AND BOUNDS SURVEYING**

53 PROBST DRIVE  
 SHIRLEY, NY 11967  
 PHONE (516) 972-5812  
 surveydude@optonline.net

LOTS: 13 BLOCK: 02 SECTION: 05 DISTRICT: 1001

MAP OF: CLEAVES POINT, SECTION 3

SITUATED AT: VILLAGE OF GREENPORT  
 TOWN OF SOUTHOLD, SUFFOLK CO., N.Y.

CERTIFIED TO

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

JOB NO.: 22-336  
 DATE: OCTOBER 31, 2022