

LV Inn, LLC
[REDACTED]
[REDACTED]
Greenport, NY 11944

Village of Greenport / Zoning Board of Appeals
236 Third Street
Greenport, NY 11944

October 6, 2020

RE: Notice of Disapproval, dated 10/5/20

Dear Board Members,

This is in reference to Zoning Board Appeal No. 13-6-53 and subsequent Board findings dated July 17, 2013. The Zoning Board granted a height variance of 5'-6" and a side yard variance of 4', subject to conditions stated. Following the granting of these variances, the Building Department issued Building Permit #02438 on 12/23/2013.

Due to unforeseen circumstances and financial hardship I was not able to complete the project and hence the Approved Variances and Building Permit have expired.

I am submitting a new Zoning Board of Appeals Application and an updated set of Building Plans conforming to the current codes for consideration. Please be advised that the requested variances are exactly the same as previously approved, no changes were made regarding these items. The building plans are also exactly the same in all aspects. The only change was to upgrade the wall section and insulation to comply with the current NYS Energy Code.

I am requesting that the Board review this application, including the historic and updated documents. I have attached copies of the following documents related to this Appeal:

- Village of Greenport Building Dept., Notice of Disapproval dated 10/5/2020
- New Application to the Zoning Board for the Variances (previously approved / now expired).
- Survey of Property dated 08/03/2012
- Copy of Proposed Site Plan and Building Plans

Reference Documents from prior Applications:

- Zoning Board of Appeals Findings dated 7/17/2013
- Zoning Board of Appeals Meeting Record dated 7/17/2013
- Original Application to the Zoning Board for variances date 6/19/2013
- Copy of Building Permit # 02438 dated 12/23/2013.

Thank you in advance for your consideration,

[REDACTED]
LV Inn, LLC [REDACTED]

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BY:



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE 631.477.0248 / FAX 631.477.1877

NOTICE OF DISAPPROVAL

Date: October 5, 2020

To: Cynthia Roe
102 Broad Street
Greenport, New York 11944

PLEASE TAKE NOTICE that your application dated July 22, 2020 to raise an accessory building to add a dwelling on the 2nd floor located at 102 Broad Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. One-dwelling maximum per lot.

150-8 A (1) – 150- 7 A (1)

One-family detached dwellings, not to exceed one dwelling on each lot.

The plans show a proposed bathroom on the 2nd floor of the accessory structure. This will classify the accessory structure as a dwelling. This will require a use variance for a second dwelling on the lot.

2. Accessory Structure Lot-Line Setback Requirements.

150-13 A 1(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 a 3-foot wide staircase on the west side of the accessory building. The minimum setback requirement is 5-feet. This would require a 2-foot area variance.

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3. Accessory Structure Height Requirements.

150-13 A 1(A)

Such building shall not exceed 15 feet in height.

The plans show a proposed accessory structure height of 20-feet. This would require an area variance of 5-feet.

This application is therefore denied, requiring the above-mentioned use and area variances.

Please be advised that this property is located within the Historic District. In addition to the use and area variances, A Certificate of Appropriateness from the Historic Preservation Commission must be obtained PRIOR to the issuance of a Building Permit.

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

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

..... 10/05/2020
Greg Morris - Code Enforcement Official Date

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

FEE: APPEAL NO.:
 DATE ASSIGNED:
 DATE SUBMITTED:

ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE APPLICATION

IS THIS PROPERTY IN THE HISTORIC DISTRICT? YES NO

IF YOU ANSWERED YES, COMPLETE FORM-HPC1

HOUSE NO. 102 STREET Broad Street, GREENPORT, NY 11944

SCTM 1001 SECTION 02 BLOCK 05 LOT 029 ZONE R-2 LOT SIZE 2.1 acres

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR DATED 10-5-20 BASED ON MAP DATED _____

APPLICANT(S)/OWNER(S): LV Inn, LLC

MAILING ADDRESS: 102 Broad Street, Greenport, NY 11944

TELEPHONE: _____ FAX #: NA EMAIL: _____

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: _____ FOR OWNER _____

AGENT'S ADDRESS: _____

TELEPHONE: _____ FAX: _____ EMAIL: _____
 PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAIL TO, FROM THE NAMES ABOVE:

APPLICANT/OWNER, OR AUTHORIZED REPRESENTATIVE, OR OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED _____ AND DENIED AN APPLICATION DATED 10-5-20 FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE _____ SECTION 150- 8(A)-7(A) SUBSECTION (1)

TYPE OF APPEAL. AN APPEAL IS MADE FOR:
 A VARIANCE TO THE ZONING CODE OR ZONING MAP.
 INTERPRETATION OF THE VILLAGE CODE. ARTICLE _____ SECTION _____

A PRIOR APPEAL HAS, NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. 13-6-53

YEAR 2013
 (PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)

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 BY:

NAME OF OWNER: [REDACTED] / LV Inn LLC

REASON FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

AREA VARIANCE REASONS:

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 architecture of the district will be maintained.
The character of the neighborhood will be improved and enhanced by the replacement of the old structure

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;

No other method available. A garage structure already exists on property. This demo + replacement brings the structure into the property, improving the set backs.

3. WHETHER THE REQUESTED AREA VARIANCE IS SUBSTANTIAL;

Variance is minor - Requesting a 5'-0" height variance which does not impact surrounding buildings

4. WHETHER THE REQUESTED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT;

Variance is minor - Installing a staircase in rear setback
No impact to neighborhood conditions - building height is still substantially less than adjacent structure.
Staircase is in rear of building, not visible from street

5. WHETHER THE ALLEGED DIFFICULTY WAS 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.

Yes - self created. Variance is requested to allow improvements to existing garage structure and over all neighborhood

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND? NO. YES. (PLEASE FURNISH COPY).

[REDACTED SIGNATURE]

SIGNATURE OF APPELLANT OR AUTHORIZED AGENT

[REDACTED NAME]

PRINT NAME (AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF 6th OF October 20 20

[Signature of Lynn E Stevens]
NOTARY PUBLIC

LYNN E STEVENS
Notary Public- State of New York
NO. 01ST6269424
Qualified in Suffolk County
Commission Expires 9-24-2024

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Form ZBA1
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FE.....

Applicant's Project Description

APPLICANT: LV Inn, LLC / [REDACTED] DATE: 10/6/2020

I. FOR DEMOLITION OF EXISTING BUILDING AREAS

PLEASE DESCRIBE AREAS BEING REMOVED: Existing deteriorated three car garage - 18.8' x 30.2' - 1 story

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):

DIMENSIONS OF FIRST FLOOR (EXTENSION): 18.8' x 30.2'

DIMENSION OF SECOND FLOOR: 18.8' x 30.2'

HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): 20'-0"

IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT (ABOVE GROUND)

MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: At Grade

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).

NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS:

One Floor - Pitched Roof

NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: Two Floors - Pitched Roof

First floor at Grade level.

III. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:

EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 1767

PROPOSED INCREASE OF BUILDING COVERAGE: None

SQUARE FOOTAGE OF YOUR LOT: 9000

PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 19.6%

V. PURPOSE OF NEW CONSTRUCTION:

New/Replacement 3 car garage and Artist loft above.

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Form ZBA1 2020
PL:



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

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ZONING BOARD OF APPEALS APPLICATION

USE VARIANCE APPLICATION

FOR OFFICIAL USE ONLY
 FEE: \$ _____ FILED BY: _____ DATE ASSIGNED: _____ APPEAL NO. _____
 OFFICE NOTES: _____

HOUSE NO. 102 STREET Broad Street GREENPORT, NY 11944
 SCTM 1001 SECTION 02 BLOCK 05 LOT 029 ZONE R-2 LOT SIZE .21 acres

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR
 DATED 10-5-2020 BASED ON MAP DATED _____

APPLICANT(S)/OWNER(S): LV Inn, LLC; [REDACTED]

MAILING ADDRESS: 102 Broad Street, Greenport, NY 11944

TELEPHONE: [REDACTED] EMAIL: [REDACTED]

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: _____ FOR OWNER _____

AGENT'S ADDRESS: _____

TELEPHONE: _____ FAX: _____ EMAIL: _____

PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAILED TO, FROM THE NAMES ABOVE:

APPLICANT/OWNER, OR AUTHORIZED REPRESENTATIVE, OR OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED _____ AND DENIED AN APPLICATION DATED 10-5-2020 FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE _____ SECTION 150- 8(a) - 7(a) SUBSECTION (1)

TYPE OF APPEAL. AN APPEAL IS MADE FOR: 13(A) (1-B)
13(A) (1-A)

A VARIANCE TO THE ZONING CODE OR ZONING MAP.
 INTERPRETATION OF THE VILLAGE CODE. ARTICLE _____ SECTION _____

A PRIOR APPEAL HAS, HAS NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. 13-6-53 YEAR 2013

(PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)

USE VARIANCE:

REASONS FOR USE VARIANCE: AN APPLICANT FOR A USE VARIANCE MUST DEMONSTRATE UNNECESSARY HARDSHIP BY SATISFYING ALL OF THE FOLLOWING FOUR TESTS: (PLEASE CONSULT YOUR ATTORNEY BEFORE COMPLETING, ATTACH ADDITIONAL SHEETS AS NEEDED, AND SUBMIT RELATED DOCUMENTS AS REQUIRED).

1. THE APPLICANT CANNOT REALIZE A REASONABLE RETURN, FOR EACH AND EVERY PERMITTED USE UNDER THE ZONING REGULATIONS (FOR THE PARTICULAR ZONE DISTRICT WHERE THE PROPERTY IS LOCATED), AS DEMONSTRATED BY SUBSTANTIAL AND COMPETENT FINANCIAL EVIDENCE BECAUSE:

The only way to create studio space for the property owner is to utilize the area above the garage. This is the most efficient structure from a financial perspective. The existing garage space is used and needed for compliance with Village parking requirements.

2. THE ALLEGED HARDSHIP RELATING TO THE PROPERTY IS UNIQUE AND DOES NOT APPLY TO THE MAJORITY OF THE PARCELS IN THE SAME ZONING DISTRICT OR NEIGHBORHOOD BECAUSE:

The proposed use is simply utilizing available space (2nd flr) to the extent possible without increasing the footprint of structures on the lot. The applicant qualifies as an "artist" based on the Villages Plan & Code, making the application unique. The proposal does not add structures to the neighborhood it uses available space with a minor height increase.

3. THE REQUESTED USE VARIANCE, IF GRANTED, WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

The existing structure is in disrepair and will be removed. The new structure replicates the architecture of the neighborhood and the new artist studio is solely for use by the owner. No additional traffic, noise or public access will be allowed. The studio aligns with the objectives of the Village of Greenport to develop as an artist location.

4. THE ALLEGED HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

It was previously approved and permitted. This occurred in 2013 and other changes have impacted the application, the proposed structure wasn't changed.

APPLICANT'S PROJECT DESCRIPTION

APPLICANT: LV Hwy LLC, [REDACTED] DATE: 10/6/20

I. FOR DEMOLITION OF EXISTING BUILDING AREAS
PLEASE DESCRIBE AREAS BEING REMOVED: Remove existing garage and concrete floor in entirety.

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):
DIMENSIONS OF FIRST FLOOR (EXTENSION): 18.5' x 30.2'
DIMENSION OF SECOND FLOOR: 18.5' x 30.2'
HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): 20'-0"
IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT (ABOVE GROUND)
MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: At Grade

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).
NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS: One floor - pitched roof
NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: Two floors - Pitched Roof
First Floor at Grade Level

IV. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:
EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 1767
PROPOSED INCREASE OF BUILDING COVERAGE: None
SQUARE FOOTAGE OF YOUR LOT: 9000
PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 19.6%

V. PURPOSE OF NEW CONSTRUCTION: New/Replacement 3-car garage and Artist loft above.

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND? NO. YES. (PLEASE FURNISH COPY).



SIGNATURE OF APPELLANT OR AUTHORIZED AGENT
(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF ^{27th} ~~October~~ 2020

A handwritten signature in black ink, appearing to be 'B. A. G.', written over a horizontal line.

NOTARY PUBLIC

BRITTANY A. GENOINO
Notary Public, State of New York
No. 01GE6245154
Qualified in Suffolk County
Commission Expires July 18, ~~20~~ ²³

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.

| | | | |
|--|--|---|---|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: 102 Broad Street Garage Demo/ Replace | | | |
| Project Location (describe, and attach a location map): 102 Broad Street, Greenport, NY - Sec Survey in Pkg. | | | |
| Brief Description of Proposed Action: <ul style="list-style-type: none"> - Demolish existing deteriorated garage - Replace garage in kind with improved set backs - Add second floor artist studio | | | |
| Name of Applicant or Sponsor: [REDACTED] / Winn, LLC | | Telephone: [REDACTED] | |
| Address: 102 Broad St. | | E-Mail: [REDACTED] | |
| City/PO: Greenport | | State: NY | Zip Code: 11944 |
| 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 |
| | | <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: | | | |
| | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Village of Greenport Bldg Dept, Zoning, Historic | | | |
| 3.a. Total acreage of the site of the proposed action? <u>0.21</u> acres | | | |
| b. Total acreage to be physically disturbed? <u>0.013</u> acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.21</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 | | | |

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| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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: <u>Meets.</u> | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |

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| | | |
|---|-------------------------------------|--------------------------|
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>LV Inc LLC</u> Date: <u>10-6-2020</u> | | |
| Signature: <u>[Redacted]</u> <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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

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| | 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

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.

| | |
|--|--|
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | 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) |

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DT:



BUILDING DEPARTMENT
Village of Greenport Building Department
236 Third Street, Greenport, NY 11944
Phone 631.477.2385 ext. 210
Fax 631.477.1877

NOTICE OF DISAPPROVAL

Date: 6/5/13

To: John Costello
102 Broad Street
Greenport, NY 11944

PLEASE TAKE NOTICE that your application dated: 5/28/13

for a building permit to construct second floor artist's studio above an existing 3 car garage.

At the premises located at 102 Broad Street, Greenport, NY

Map: 1001 Section: 02 Block: 05 Lot: 029A

Is returned herewith and disapproved on the following grounds:

THE HEIGHT OF THE PROPOSED SECOND FLOOR ADDITION IS 20'6", requiring a 5'6" height variance. SECTION 150-3 (1a.) of the Village of Greenport Code limits the height of accessory buildings to 15'.

THE PROPOSED LOCATION OF THE STAIR TO THE SECOND FLOOR IS LOCATED 1'0" FROM THE WEST PROPERTY LINE, requiring a 4'0" side yard area variance. SECTION 150-13(1b.) of the Village of Greenport Code requires a minimum of 5' from any lot line.


Building Inspector

OCT 07 2020

APPLICATION TO THE VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

Fee: \$ 500⁰⁰ Filed By: CW *For official Use Only* Date Assigned: 10/19/13 Appeal No. 13-0-53
Office Notes: _____

House No. #102 Street BROAD STREET, Greenport, NY 11944

SCTM 1001 Section 02 Block 05 Lot 029 Zone R-2 Lot Size _____

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR
DATED 5-31-13 BASED ON MAP DATED _____

Applicant(s)/Owner(s): LV INN, LLC

Mailing Address: 190 STERLING ST, GREENPORT, N.Y. 11944

Telephone: [REDACTED] Fax #: [REDACTED] Email: _____

Note: In addition to the above, please complete below if application is signed by applicant's attorney, agent, architect, builder, contract vendee, etc. And name of person who agent represents:

Name of Representative: JOHN A. COSTELLO for Owner CYNTHIA P. ROE

Agent's Address: 190 STERLING ST., GREENPORT, N.Y. 11944

Telephone: [REDACTED] Fax: _____ Email: _____

Please check box to specify who you wish correspondence to be mail to, from the names above:

Applicant/owner, or Authorized Representative, or Other Name/ Address Below:

CYNTHIA P. ROE 3, 190 STERLING ST., GREENPORT, N.Y. 11944

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED _____ AND DENIED
AN APPLICATION DATED _____ FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (Indicate Article, Section, and Subsection of
Zoning Ordinance by numbers. Do not quote the ordinance.)

Article _____ Section 150- 3-1A. Subsection _____

Type of Appeal. An Appeal is made for:

- A Variance to the Zoning Code or Zoning Map.
 Interpretation of the Village Code. Article _____ Section _____

A Prior appeal has, not been made at any time with respect to this property, No. _____ Year _____
(please be sure to research before completing this question or call our office for assistance.)

OCT 07 2020
DE: _____

Name of Owner:

ZBA File# B-6-53

REASON FOR APPEAL (additional sheets may be used with preparer's signature):

AREA VARIANCE REASONS:

1. STRICT APPLICATION OF THE ORDINANCE would produce practical difficulties or unnecessary HARDSHIP because:

THE EXISTING STRUCTURE IS GOING TO REQUIRE CONTINUAL MAINTENANCE BECAUSE OF THE DETERIORATED WOOD DECAY. THE COST OF DOING IT RIGHT ONCE, WOULD RELIEVE THAT SITUATION.

2. The hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this district because:

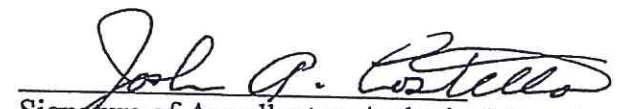
MOST EVERY STRUCTURE (HOMES) AND THEIR ACCESSORY STRUCTURES ARE TRULY ARCHITECTUALLY HISTORIC EXCEPT THIS GARAGE!

3. The variance would observe the spirit of the Ordinance and WOULD NOT CHANGE THE CHARACTER OF THE DISTRICT because:

IT WILL LOOK MUCH MORE IN KEEPING THE ARCHITECTURAL HOUSE AND NEIGHBORHOOD WITH A CHANGE OF ROOF DIRECTION AND SLIGHT INCREASE IN HEIGHT.

Are there Covenants and Restrictions concerning this land: No. Yes. (please furnish copy).

Check this box () IF A USE VARIANCE IS BEING REQUESTED, AND PLEASE COMPLETE THE ATTACHED USE VARIANCE SHEET:


Signature of Appellant or Authorized Agent
(Agent must submit Authorization from Owner)

Sworn to before me this day of ____ . 20__

Notary Public

OCT 07 2020

APPLICANT'S PROJECT DESCRIPTION

Applicant: LV INN, LLC. Date: 5-31-13

I. For Demolition of Existing Building Areas

Please describe areas being removed:

II. New Construction Areas (New Dwelling or New Addition/Extensions): -

Dimensions of first floor (extension): _____

Dimension of second floor: _____

Height (from finished ground to top of ridge): 20'

Is basement or lowest floor area being constructed? If yes, please provide height (above ground)

Measured from natural existing grade to first floor: @ grade,

III. Proposed Construction Description (Alteration or Structural Changes).

Number of floors and general characteristics BEFORE alterations: ONE FLOOR

WITH LOW PITCHED ROOF IN OPPOSITE
TWO DIRECTION.

Number of Floor and Changes With Alterations: TWO

IV. Calculations of building areas and lot coverage:

Existing square footage of buildings on your property: _____

Proposed increase of building coverage: _____

Square footage of your lot: _____

Percentage of coverage of your lot by building area: _____

V. Purpose of New Construction: ARTIST LOFT ABOVE

EXISTING GARAGE.

OCT 07 2020



**VILLAGE OF GREENPORT - ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING**

July 17, 2013 - 5:00 PM

* * * *

PUBLIC HEARINGS:

Hearing #1: Continuation of Public Hearing for Arden Scott, 301 Atlantic Avenue, SCTM # 1001-2-2-14. The applicant seeks a permit to construct an addition to an existing nonconforming building where:

The proposed addition is 15.0' from the east property line requiring a 15' Front yard area variance, where Section 150-12A. of the Village of Greenport Code requires a 30' front yard setback.

[Section 150-21.1A; A nonconforming building containing a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use.]

Hearing #2: Public Hearing for John Costello, 102 Broad Street, SCTM #1001-02-05-0292. The applicant proposes to build a second story addition to an existing 3 car garage for an artist studio.

The height of the proposed second floor is 20'6", requiring a 5'6" height variance. Section 150-13A (1.) (a.) of the Village of Greenport code limits the height of accessory buildings to 15 feet.

The proposed location of the stair to the second floor is located 1'0" from the West property line, requiring a 4'0" side yard setback area variance. Section 150-13A(1.) (b.) of the Village of Greenport code requires a minimum of 5' from any lot line.

Hearing #3: Public Hearing for Richard Ward, 718 Main Street, SCTM #1001-2-3-5. The property is located in the R-1 District.

The applicant proposes to construct a second residential unit in an existing one family house in the R-1 District. Section 150-7 does not permit any building to be used, in whole or in part, for any use except one family detached, not to exceed one dwelling on each lot.

REGULAR MEETING AGENDA:

Item # 1: Discussion and possible action on an application for an area variance for Arden Scott, 301 Atlantic Avenue, SCTM # 1001-2-2-14. The applicant seeks a permit to construct an addition to an existing non-conforming building where an insufficient front yard is proposed (2nd front yard on a corner lot).

The proposed addition is 15.0' from the east property line requiring a 15' Front yard area variance, where Section 150-12A. of the Village of Greenport Code requires a 30' front yard setback. (Section 150-13 B.(2) Corner Lots)

236 THIRD STREET
GREENPORT NY
11944

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

MAYOR
DAVID NYCE
Ext. 215

TRUSTEES
GEORGE HUBBARD, JR.
DEPUTY MAYOR
CHRIS KEMPNER
DAVID MURRAY
MARY BESS PHILLIPS

CLERK
SYLVIA LAZZARI PIRILLO
Ext. 206

TREASURER
CHARLENE KAGEL, CPA
Ext. 217

VILLAGE ADMINISTRATOR
DAVID ABATELLI
Ext. 209

DIRECTOR OF UTILITIES
JOHN W. NAYLOR, JR., P.E.
Ext. 202

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ZONING BOARD OF APPEALS

VILLAGE OF GREENPORT

Application of John Costello
For LV Inn, LLC
For Variance Approval
102 Broad Street
SCTM No. 1001-2-5-29

FINDINGS, DETERMINATION AND DECISION

The matter of the application of John Costello, applicant for LV Inn, LLC (“applicant”) to the Zoning Board of Appeals of the Village of Greenport (the “Board”) for relief as follows:

A height variance of 5’6” where the applicant proposes a second floor addition above an existing garage (application amended at the hearing to be a second floor above a proposed new garage building) which is proposed to have a height of 20’ 6” and Section 150-12 of the Greenport Village Code provides for a maximum height of an accessory structure of 15’.

A side yard setback variance of 4’ for the installation of exterior stairs to the second floor of the garage where the applicant proposes a side yard setback of 1’ and Section 150-13 requires a minimum side yard setback of 5’.

The Zoning Board of Appeals conducted a public hearing on the application and considered the application at a public meeting on July 17, 2013. Present at the July 17, 2013 public hearing and the public meeting were Chairman Doug Moore and members David Corwin, Ellen Neff, Charles Benjamin and Denise Rathbun, Village Administrator David Abatelli, Village Building Inspector David Abatelli, and Village Attorney Joseph W. Prokop, Esq.

The applicant advised the Village Administrator, Village Building Inspector, and Chairman and members during the site visit that was conducted approximately fifteen minutes prior to the public hearing that he had decided to remove the existing garage building and build a new garage building on a new foundation in a different location instead of constructing a second floor addition above the existing garage building as provided in the filed application.

OCT 07 2020

The applicant made a presentation at the public hearing and was questioned by the members of the Zoning Board of Appeals during the public hearing and the discussion at the public meeting on the application.

Cindy Pease Roe appeared before the Zoning Board of Appeals and testified at the public hearing and stated that she resides at subject premises 102 Broad Street and will now also rent the studio to be constructed above the new garage from the applicant to use as a studio because her current studio which is at Hanfs Boat Yard is not heated and difficult to use during the winter.

The members of the Board duly reviewed and considered the testimony of the applicant and members of the public, the application and the materials submitted in support of the application, and the files and records of the Village with respect to the premises, and the Board does hereby find, determine and decide as follows:

David Corwin stated that he would be recusing himself from voting on the application.

Findings

The subject premises is improved by a three family house and a garage which is to be removed, and new garage is to be constructed.

The applicant is the owner of the premises.

That for the Zoning Board of Appeals to consider granting the application it would be necessary to impose conditions on the application to mitigate any impact and to maintain the proper use of the premises.

The Zoning Board of Appeals is the proper agency to adopt lead agency status for purposes of SEQRA review in this matter and that the requested action on the application for an approval of the requested variances is a type II action for purposes of SEQRA and no further SEQRA review is required.

The granting of the requested height variance for the subject property is not subject to the notification requirements of Section 239m of the New York State General Municipal Law, however

OCT 07 2020

in any event notification of the Suffolk County Department of Planning is not required because the Suffolk County Department of Planning has entered an agreement with the Village of Greenport in which the Suffolk County Department of Planning has waived the requirement of notification of that agency for area variance applications.

Board Member David Corwin informed Chairman Moore that he was recusing himself from voting on the application due to a prior business dealing with the applicant.

Determinations

Ellen Neff made a motion to close the public hearing and the motion was seconded by Denise Rathbun. In favor, Moore, Neff, Benjamin, Rathbun; against, none.

Chairman Moore made a motion for the Zoning Board of Appeals to adopt a resolution declaring lead agency status and to type the action as a Type II action, the motion was seconded by Ellen Neff, in favor, Moore, Rathbun, Neff, Benjamin, against, none.

The Zoning Board of Appeals of the Village of Greenport hereby determines after due deliberation and discussion about the application, the testimony of the applicant, the materials provided by the applicant, and the files and records of the Village of Greenport as follows:

1. The applicant has made a showing to the Zoning Board of Appeals that the construction of the studio above the garage in a manner which is in conformance with the Greenport Village Zoning Code is impossible, and could not be achieved, and further that;
 - A. The granting of the requested variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties; and
 - B. The benefit sought by the applicant could not be achieved by some method, feasible for the applicant to pursue, other than the requested variances; and
 - C. The required variances are not substantial; and
 - D. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

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BY:

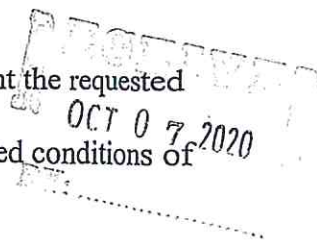
E. The a Board could not agree as to whether the alleged difficulty is self-created, but that is not a controlling factor of the determination; and

That based on the findings and determinations of the Zoning Board of Appeals with respect to this application the Zoning Board of Appeals determines to grant the requested height variance of 5'6' and the requested side yard variance of 4' subject to the following conditions which shall be reduced to covenants and restrictions which shall be drawn and recorded at the applicant's expense and for which proof of recording must be provided to the Village of Greenport prior to the issuance of a certificate of occupancy by the Building Inspector.

Conditions of the granting of this variance:

1. No commercial activity take place at the site or in the studio.
2. That the tear down and reconstruction of the existing garage will occur and that any Code issues that arise due to the tear down and reconstruction shall be heard by the Zoning Board of Appeals.
3. That the studio can only be rented to and used by someone that resides at the premises.
4. That the studio may have a bathroom with a sink and toilet facility but there shall be no shower or bath, and the studio shall not have a kitchen or kitchen appliances; and
5. The studio may not be used for habitation or for any residential use.
6. The details requested by the Historic Preservation Commission must be fully incorporated into the plans before a building permit can be issued.
7. The garage to be constructed must in all other respects conform with the requirements of the Greenport Village Zoning Code.

Motion by Chairman Moore, seconded by Ellen Neff, to conditionally grant the requested variance of the maximum height limitation and side yard setback subject to the stated conditions of the approval.



In favor: Chairperson Moore, Ellen Neff, Ellen Rathbun, and Charles Benjamin.

Against: None

Dated: July 17, 2013



Doug Moore, Chairman
Zoning Board of Appeals
Village of Greenport
Suffolk County, New York

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OCT 07 2020
BY:

Case: 102 Broad St (Costello)
Date: July 17, 2013

| | | AREA variance questions: | | | | | |
|------------|--------------------------------|--|--|------------------------------------|---|--|---|
| | | 1 | 2 | 3 | 4 | 5 | |
| ZBA Member | Lead Agency & SEQRA resolution | Undesirable change in character of neighborhood? | Achievable by another method w/o a variance? | Is requested variance substantial? | Adverse effect or impact on physical or environmental conditions? | [Alleged difficulty was self-created?] | Motion to approve the requested variance. |
| Benjamin | Y | N | N | N | N | N | Y |
| Corwin | [A] | [A] | [A] | [A] | [A] | [A] | [A] |
| Neff | Y | N | N | Y | N | Y | Y |
| Rathbun | Y | N | Y | N | Y | N | Y |
| Moore | Y | N | N | N | N | Y | Y |
| Yes | 4 | 0 | 1 | 1 | 1 | 3 | 4 |
| No | 0 | 4 | 3 | 3 | 3 | 2 | 0 |
| Result: | P | P | P | P | P | [U] | P |

Vote Key: Y = Yes or yea
N = No or nay
A = Abstain (constitutes 0 vote)
? = Don't know/Not sure (constitutes 0 vote)
- = Absent (constitutes 0 vote)

Result: P = Pass
F = Fail
U = Undecided

NUMEROUS STIPULATIONS,
WAITING FOR MINUTES TO
ASSEMBLE DOCUMENTATION.

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Conditions for John Costello for LV Inn LLC; page 69

- There is to be no commercial activity to take place on the site
- The use of the second floor is for non residential accessory use, no shower or tub is to be installed in a bathroom, if so installed.
- If issues regarding zoning code arise during construction the project will require re-review.
- Historic Preservation Commission has required details be presented before a building permit is issued.

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OCT 07 2020
BY.....

July 16, 2013

To The Village of Greenport Building Department,

I am the owner and resident of 715 First Street in Greenport. I am the neighbor on the north side of 102 Broad St. in Greenport.

I understand that 102 Broad Street has requested two variances to raise the roof of their garage to 20'6" to allow for an artist studio for Cynthia Pease Roe.


John Costello and Cindy Roe showed the plans to me and my wife, Cynthia. We believe that the plans for the new garage are a vast improvement over the existing structure. We believe that this will be a welcome improvement to our lovely street.

We have no objections to the two variances being requested. We have no objection to raise the roof of their garage to 20'6". We have no objection to side yard variance on the west side of the garage of 4'.

Please contact me if you have any questions.

Best regards,



Ronald Rose


BUILDING DEPARTMENT
FILE COPY
07 17 2020

Carol Neary

[REDACTED]
[REDACTED]

July 16, 2013

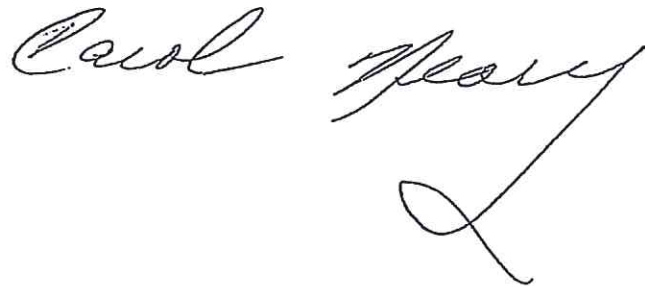
Village of Greenport Zoning Board of Appeals
236 Third Street
Greenport, NY 11944

To Village of Greenport ZBA:

I am the adjoining neighbor to the west of the proposed project at 102 Broad Street in Greenport. I would like to inform the Board that I have absolutely no objection to the two variances being requested to raise the height of the garage to 20' 6" to allow for an artist studio for Cynthia Pease Roe, the tenant in residence at the 102 Broad Street property. Nor do I object to the side yard variance on the west side of the garage of 4'.

Sincerely,

Carol Neary



BUILDING DEPARTMENT
FILE COPY
OCT 6 7 2013

BUILDING PERMIT

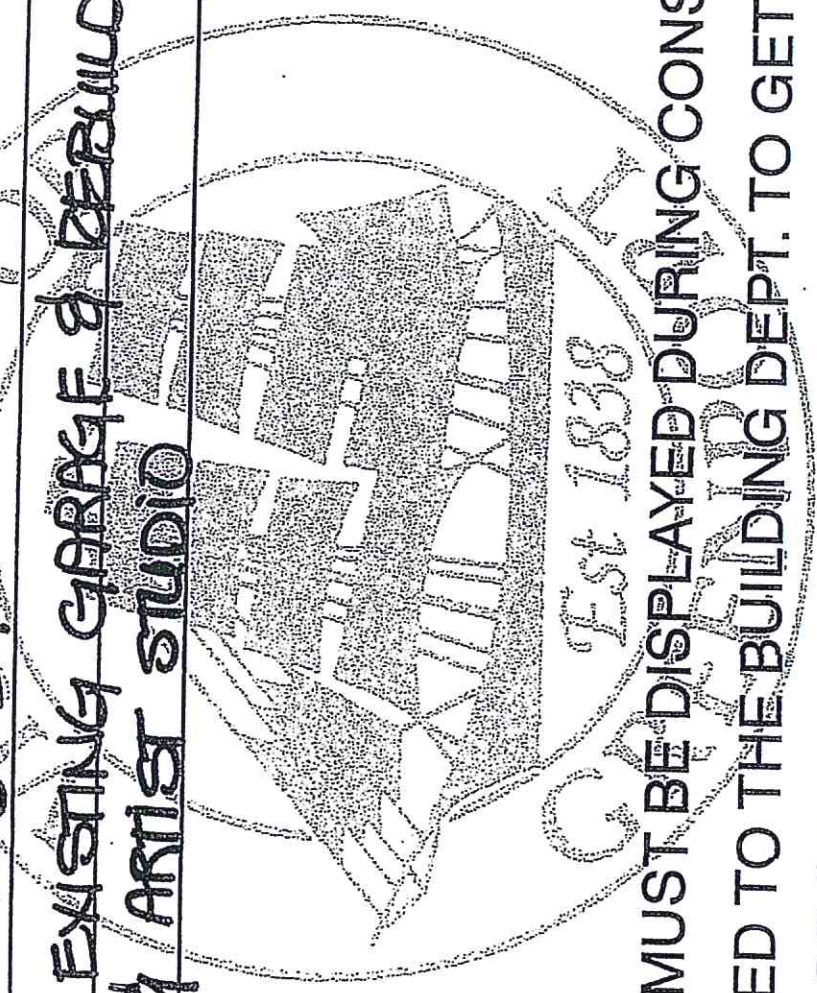
Issued to LV INN LLC

Date 12/23/13

Address 102 BROAD STREET, GREENPORT

1001-2.-5-29

0 DEMOLISH EXISTING GARAGE & REBUILD 1/2 STORY
GARAGE & ARTIST STUDIO



THIS PERMIT MUST BE DISPLAYED DURING CONSTRUCTION
AND RETURNED TO THE BUILDING DEPT. TO GET A
CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.

igned *Guerra*

No. 2438



Building Department
VILLAGE OF GREENPORT

236 Third Street, Greenport, LI, NY 11944
(631) 477-1217 or 477-2385

BUILDING PERMIT

This Permit Must Be Kept on the Premises With One Set of Approved Plans and Specifications until Full Completion of the Work Authorized.

Permit #: 02438

Date: 12/23/2013

Permission is hereby granted to:

LV INN LLC
190 Sterling St
Greenport, NY 11944

To:

Demolish existing 3 bay garage, rebuild on new foundation. New construction to be 1 1/2 story structure for use as 1st floor garage and second floor artist studio, with exterior stairs. New structure approved by ZBA on 7/17/13 with conditions.

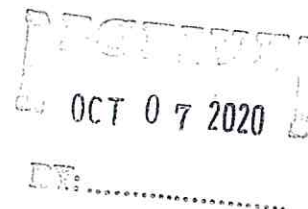
Plans prepared by J. Cronin, P.A.; dated 12/16/13.

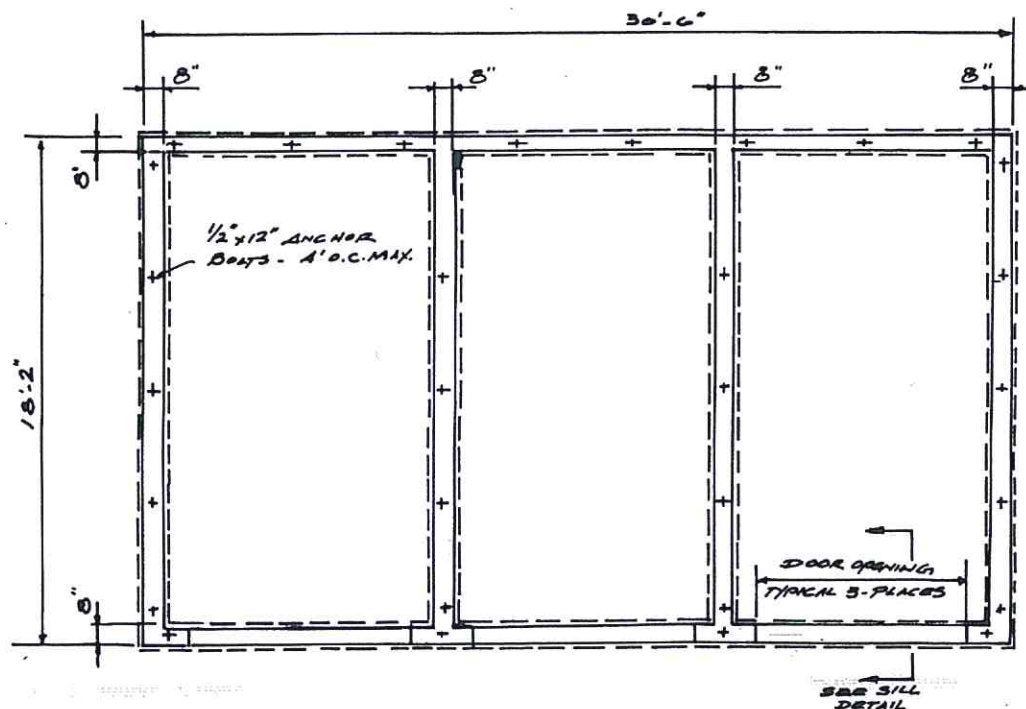
All construction to comply with all Federal, State and Local rules and regulations.

At premises located at:

102 Broad St, GREENPORT, NY
SCTM # 1001-2.-5-29

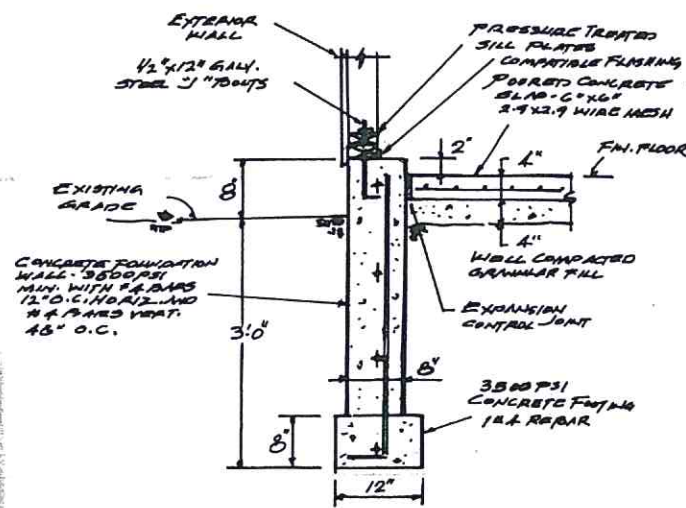
Pursuant to application dated 6/12/2013, and plans and specifications approved by the Village Administrator/Building Inspector.



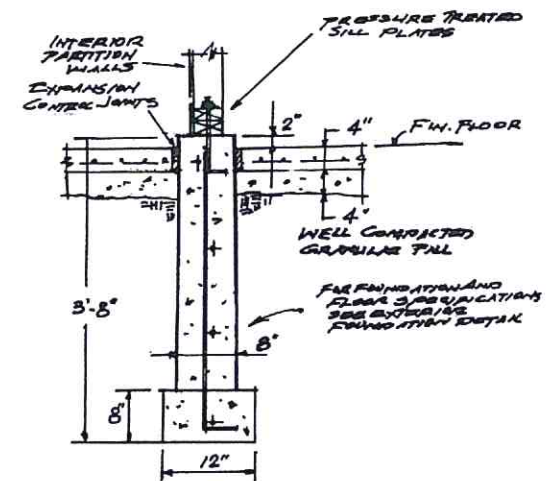


FOUNDATION PLAN

SCALE 3/16" = 1'-0"



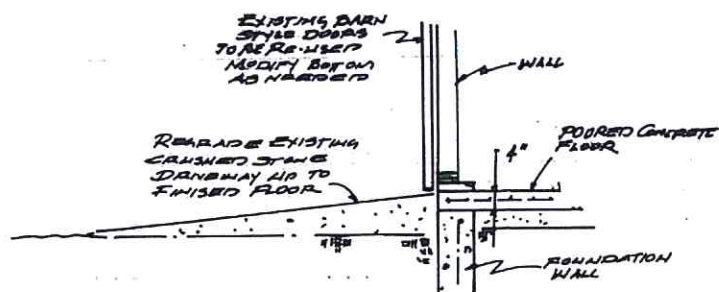
EXTERIOR



INTERIOR

FOUNDATION WALL DETAILS

SCALE 3/4" = 1'-0"



DOOR SILL DETAIL

SCALE 1/2" = 1'-0"

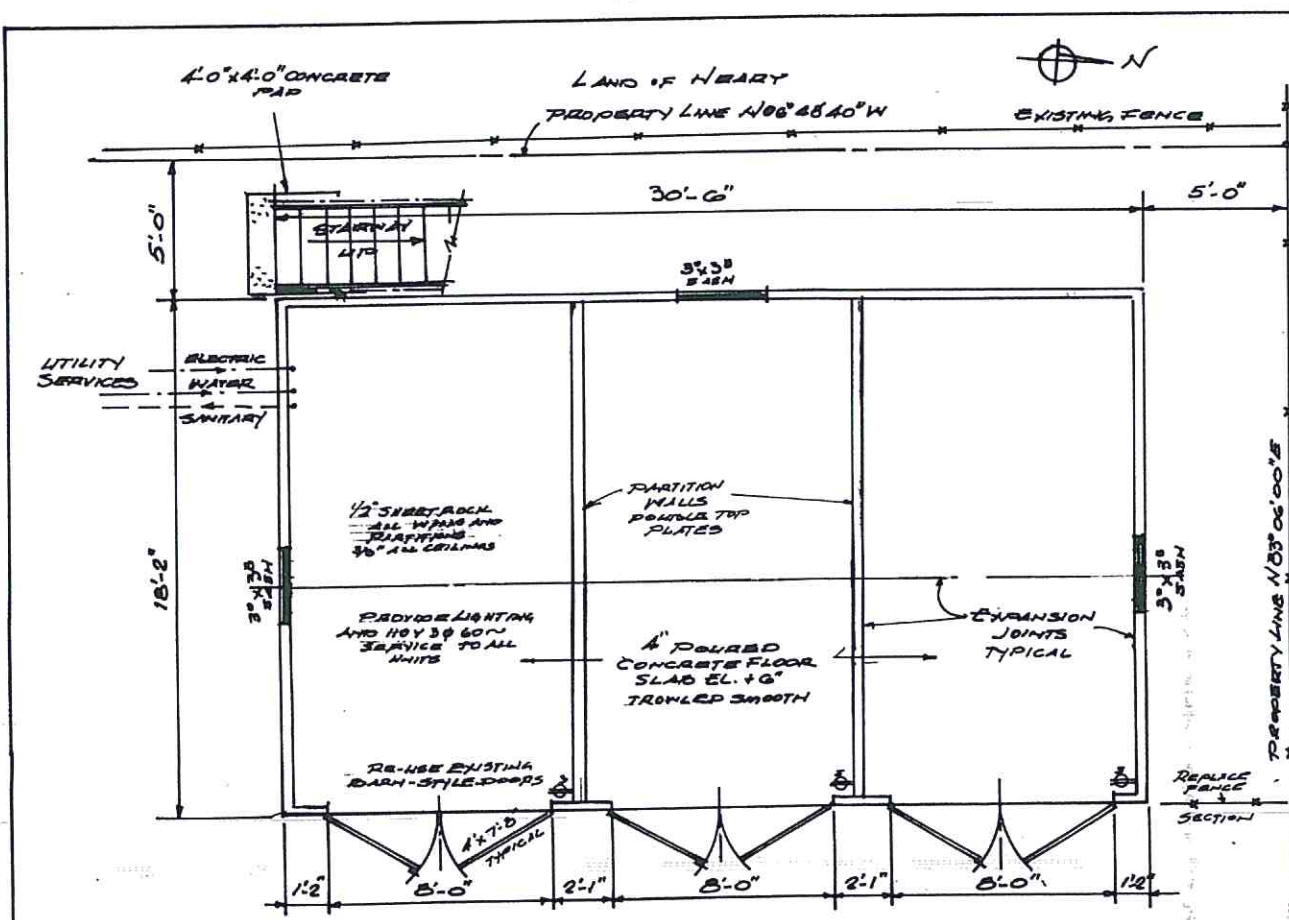
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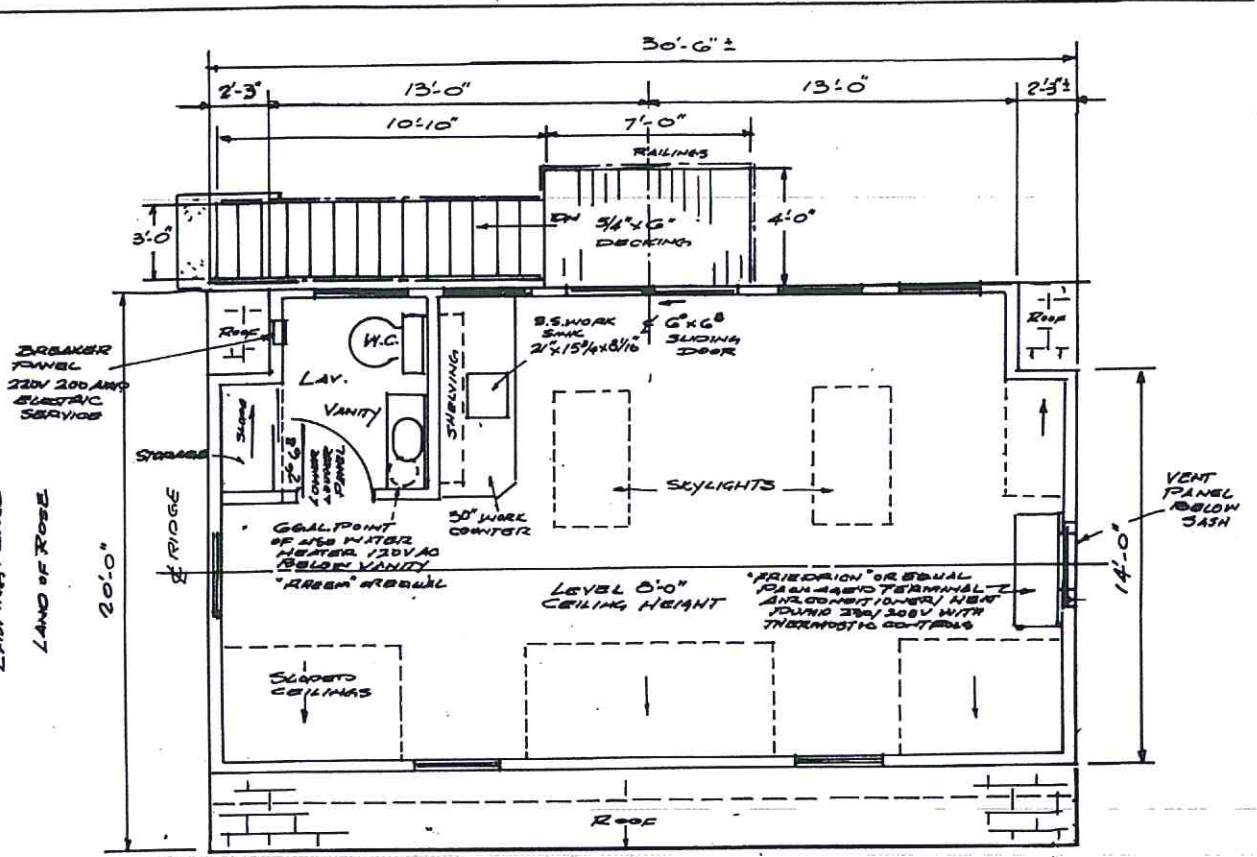


GARAGE AND ARTIST STUDIO

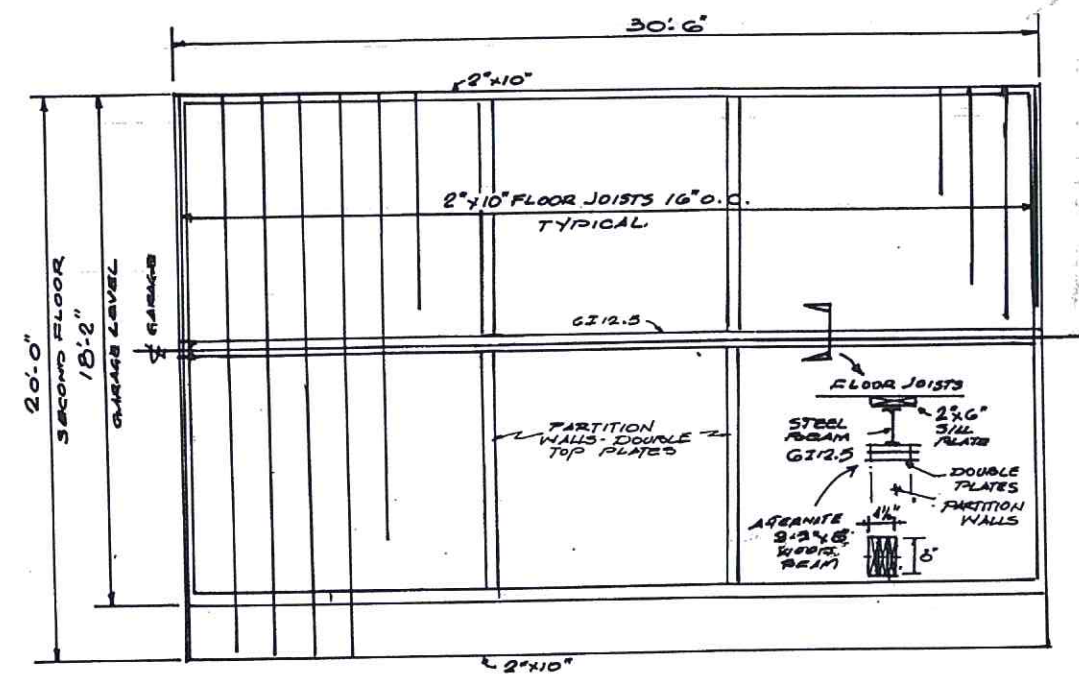
| | | |
|--|--|---------------|
| COSTELLO MARINE CONTRACTING CORP. P.O. BOX 2124 GREENPORT, N.Y. 11944 631-477-1199 | | |
| SCALE: AS NOTED | | BY: A. WINTER |
| DATE: 5/16/20 | | |
| LV INN LLC 102 BROAD STREET GREENPORT, N.Y. 11944 | | |
| SCFM-1001-2-5-29 | | SHEET 2 of 6 |



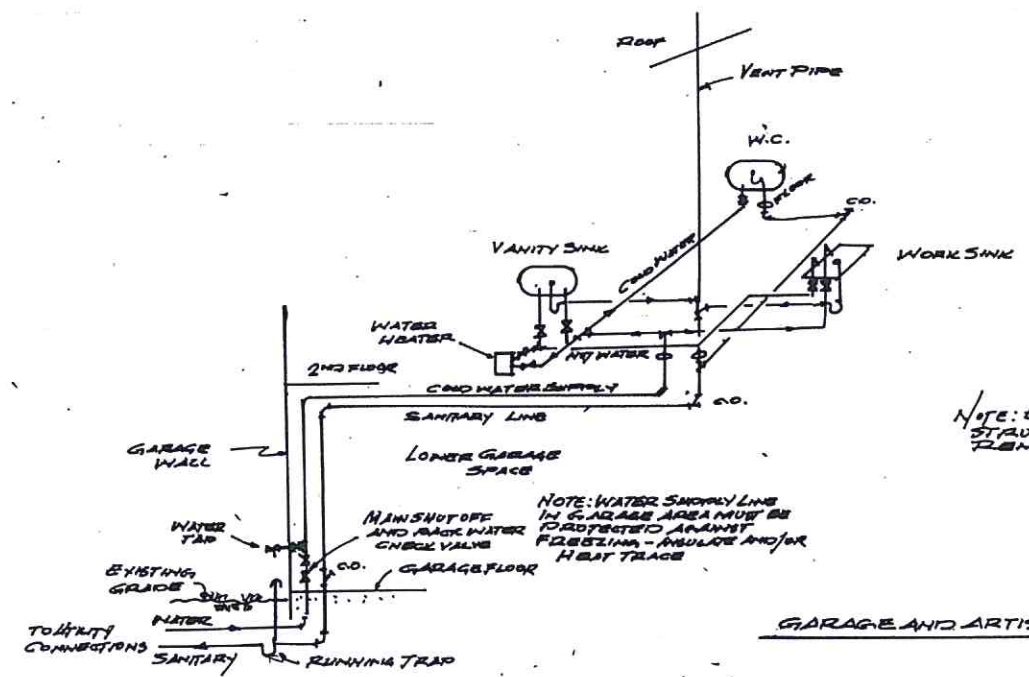
PLAN - GARAGE LEVEL
SCALE 1/4" = 1'-0"



SECOND FLOOR - PLAN
SCALE 1/4" = 1'-0"



FRAMING PLAN - FOR SECOND FLOOR
SCALE 1/4" = 1'-0"



PLUMBING SCHEMATIC



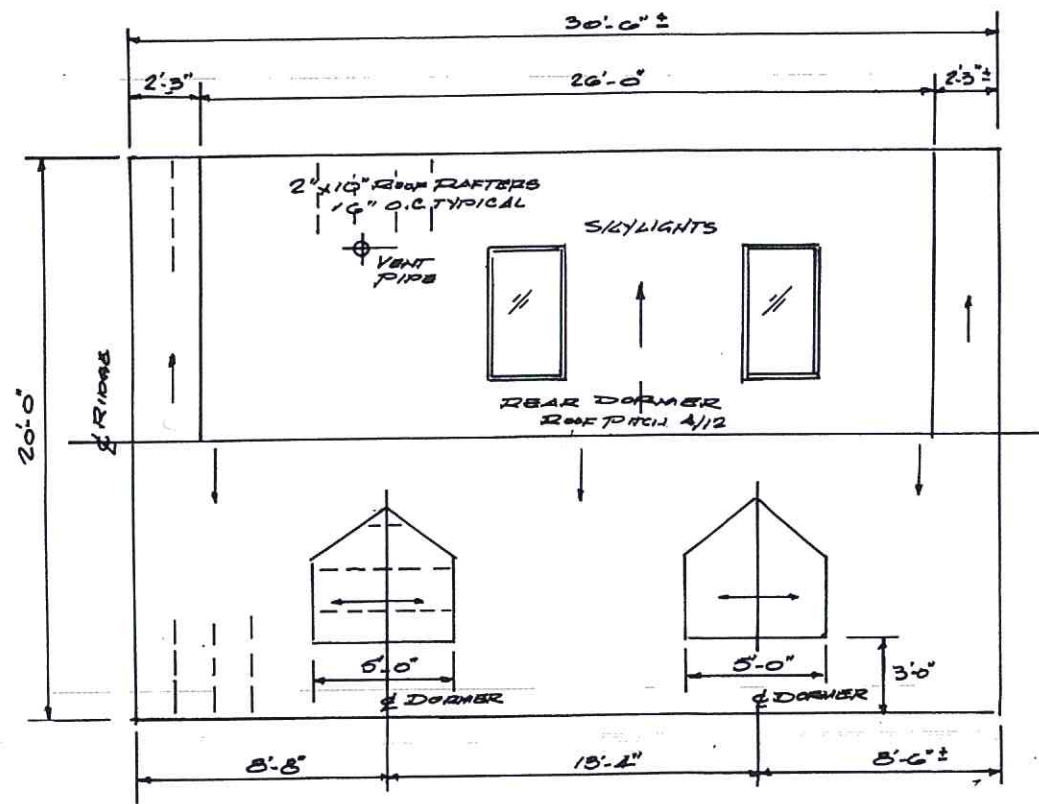
NOTE: EXISTING GARAGE STRUCTURE TO BE REMOVED COMPLETELY

GARAGE AND ARTIST STUDIO

| | | |
|---|--|---------------|
| COSTELLO MARINE CONTRACTING CORP P.O. Box 2124 GREENPORT, N.Y. 11944 | | BY: A. WALTER |
| SCALE: AS NOTED | | |
| DATE: 3/16/20 | | |
| LV INN LLC 102 BROAD STREET GREENPORT, N.Y. 11944 | | |
| SCTM-1001-2-5-29 | | SHEET 3 OF 6 |

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N. Y. State Education Law.

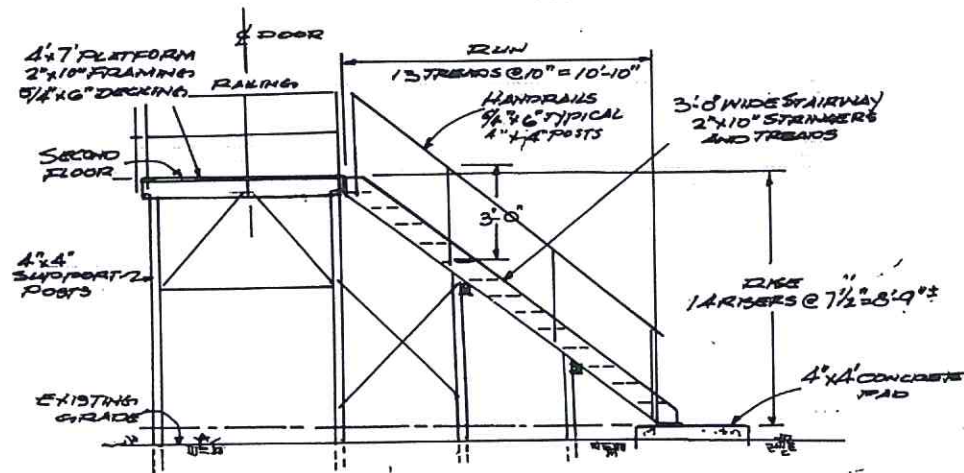
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ROOF PLAN

SCALE 1/4" = 1'-0"

NOTE: UNLESS NOTED OTHERWISE ALL ROOF PITCHES ARE 12/12

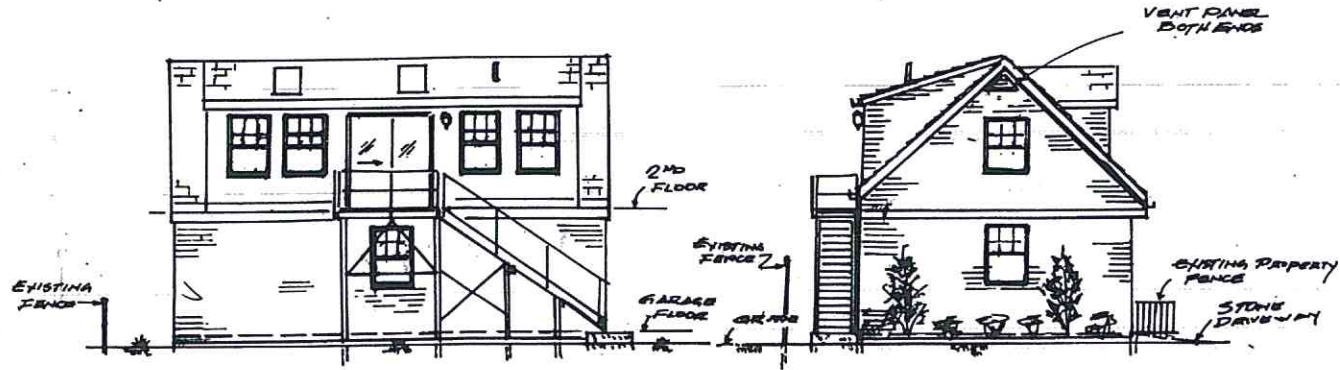


ACCESS STAIRWAY

SCALE 1/4" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION

SCALE 1/8" = 1'-0"

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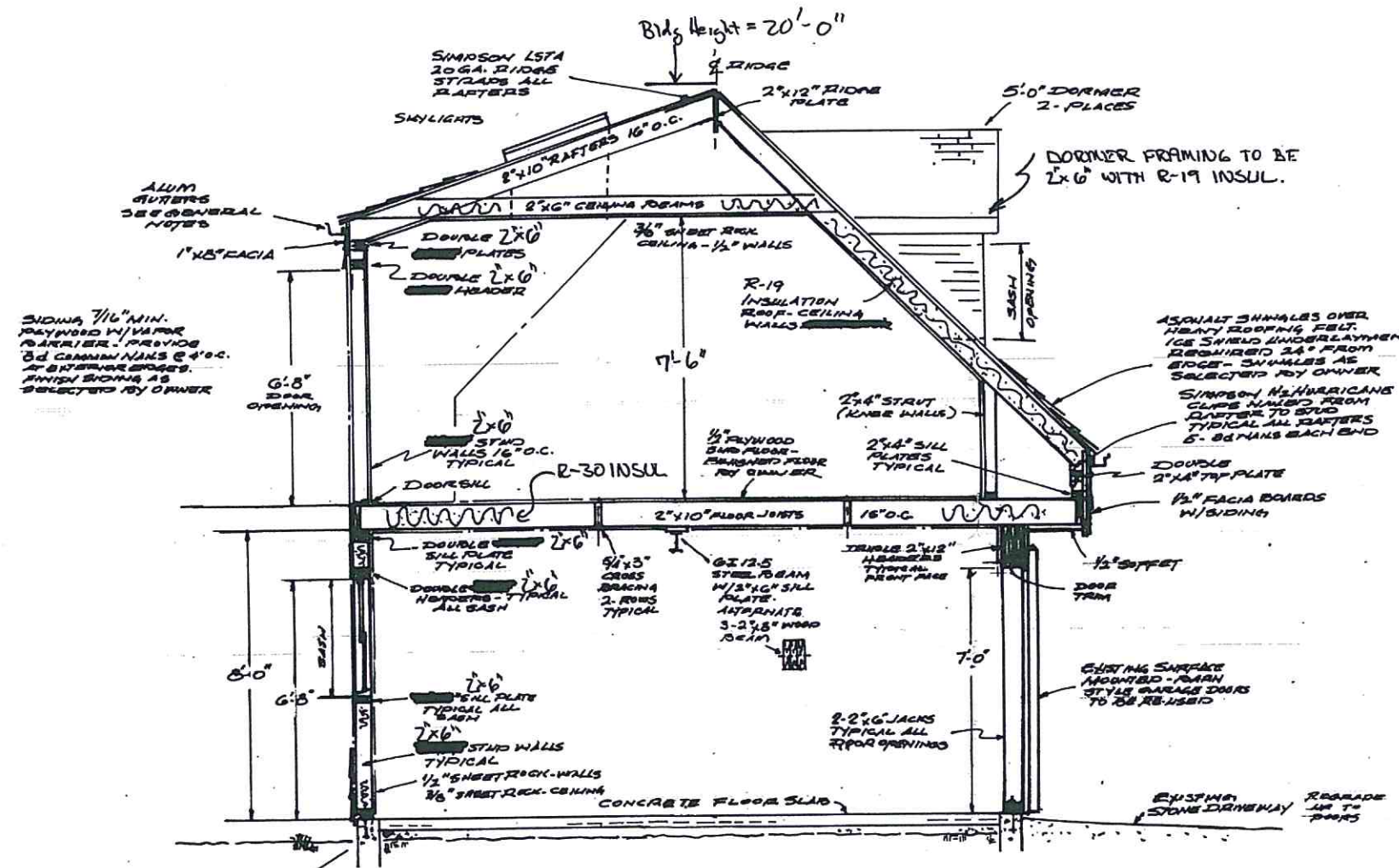


GARAGE AND ARTIST STUDIO

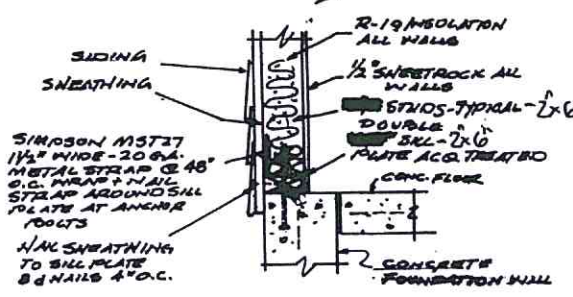
| | | |
|---|--|---------------|
| COSTELLO MARINE CONTRACTING CORP P.O. Box 2124 GREENPORT, N.Y. 11944 631 477-1199 | | |
| SCALE AS NOTED | | BY: A. WALTER |
| DATE 3/16/20 | | |
| LY INN LLC 102 BROAD STREET GREENPORT, N.Y. 11944 | | |
| SCTM-1001-2-5-29 | | SHEET A OF G |

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CROSS SECTION
 (SHOWN AT CENTER OF BUILDING)
 SCALE 3/8" = 1'-0"



SILL DETAIL
 SCALE 1" = 1'-0"

NOTE:
 - EXISTING GARAGE STRUCTURE TO BE REMOVED COMPLETELY
 - DRUGS REVIEWED AND REVISED TO COMPLY WITH NYS BUILDING AND ENERGY CODES.

NOTES:
 WINDOW SASH TO BE DOUBLE HUNG 6/8 AS SHOWN - FULLY WEATHERSTRIPPED.
 GUTTERS AND LEADERS: PROVIDE GUTTERS AND LEADERS ON ALL ROOF EDGES. GUTTERS SHALL BE 5" PAVED ENAMEL SEAMLESS ALUMINUM WITH 2"x3" PAVED ENAMEL ALUMINUM LEADERS. (NOTE: GUTTERS AND LEADERS ARE NOT SHOWN ON DRAWINGS - COLOR TO MATCH EXISTING ON HOUSE.)
 ELECTRICAL SERVICE: REPLACE EXISTING ELECTRICAL SERVICE WITH NEW 200 AMP. 3 WIRE SERVICE RUN UNDERGROUND FROM SUPPLY MAIN IN HOUSE. PROVIDE NEW PANEL BOARD WITH CIRCUIT BREAKERS AND MAIN SWITCH. NO WIRES SHALL BE LESS THAN #14 AND IF OVER 100' FROM PANEL #12. WIRING TO BE NON-METAL TYPE COPPER CORE. OWNER TO PROVIDE ALL FIXTURES U.L. APPROVED WITH MOUNTING PARTS FOR STANDARD OUTLET FIXTURES. NUMBER AND SIZE OF FIXTURES, RECEPTACLES AND SWITCHES TO BE SPECIFIED BY OWNER. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL AND LOCAL ELECTRIC CODES.
 VERIFY ANY AND ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.

GARAGE AND ARTIST STUDIO

| | |
|---|---------------|
| COSTELLO MARINE CONTRACTING CORP P.O. Box 2124 GREENPORT, N.Y. 11944 631 477.1199 | |
| DATE: 3/16/20 | BY: A. WALTER |
| LV INN LLC 102 BROAD STREET GREENPORT, N.Y. 11944 | |
| SCTM-1001-2-5-29 | SHEET 5 OF 6 |

WIND 05 v1-4
DETAILED WIND LOAD DESIGN (METHOD 2) PER ASCE-7-05

| USER INPUT DATA | |
|---------------------------------------|--------------|
| STRUCTURE TYPE | BUILDING |
| CASE WIND SPEED V | 120 MPH |
| EXPOSURE | II |
| ROOF TYPE | D |
| WIND DIRECTION | 90 DEG |
| SLAB THICKNESS | 1 IN |
| SLAB ON TOP | YES + 4 IN |
| SLAB ON BOTTOM | NO |
| TYPE OF ROOF | GABLED + HIP |
| WIND | 0.85 |
| BASE HEIGHT H ₁ | 10.0 FT |
| ROOF HEIGHT H ₂ | 20.0 FT |
| MEAN ROOF HEIGHT H _m | 15.0 FT |
| WIDTH PERPENDICULAR TO WIND DIRECTION | 30 FT |
| WIDTH PARALLEL TO WIND DIRECTION | 30 FT |

| DESIGN WIND PRESSURE - BUILDINGS ALL HEIGHTS | | | | |
|--|--------------------|--------------------------------|--------------|-------|
| ELEV. | GZ | PRESSURE (lb/ft ²) | | TOTAL |
| | | WINDWARD WALL | LEEWARD WALL | |
| 0 | 16/ft ² | -6.54 | 1.66 | 4.88 |
| 20 | 19.55 | -6.54 | 1.66 | 4.88 |
| 15 | 18.01 | -6.54 | 1.66 | 4.88 |

POSITIVE PRESSURES ARE TOWARD THE FACE AND NEGATIVE PRESSURES ARE AWAY FROM THE FACE

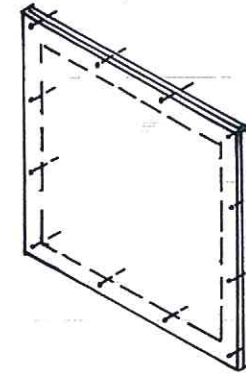
VELOCITY PRESSURE

| VARIABLE | FORMULA | VALUE | UNITS |
|-----------------|---|-------|-------|
| K _z | $2.01 \left(\frac{H}{33} \right)^{2.18}$ | 0.57 | |
| K _{zt} | TOPOGRAPHIC FACTOR | 1.00 | |
| q _h | $0.00256 (V)^2 K_z K_{zt} K_d$ | 18.01 | PSF |
| K _{hc} | CONC. + CLAD | 0.70 | |
| q _{hc} | $0.00256 V^2 K_{hc} K_{zt} K_d$ | 21.95 | PSF |

WIND-BORNE DEBRIS PROTECTION FOR OPENINGS
 FOR WALL OPENING PROTECTION OF 120 MPH 3 SECOND WIND GUSTS - MAX. MEAN ROOF HEIGHT 55 FEET

SHUTTER ASSEMBLY
 FOR PANEL SPANS OF 4'-0" WIDE SPAN 2 3/8" AREA SPAN RATED 48/24 SHEATHING GRADE OUTWOOD. OVERLAP AROUND OPENINGS 4"

ASSEMBLY:
 ATTACHING STRUCTURAL PANEL:
 FASTEN TO BUILDING W/ #10 x 3" (W/ WASHERS) GALVANIZED OR STAINLESS STEEL WOOD SCREWS @ 16" O.C.
 ALTERNATIVE FASTENER OR SHUTTER TO BUILDING: #10 TEE NUTS ATTACHED TO BUILDING W/ #10 x 1 1/2" (W/ WASHERS) MACHINE BOLTS @ 12" O.C.

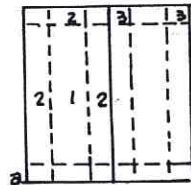
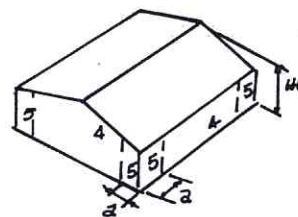


WINDOWS - GLAZED OPENINGS:
 PROTECTION IS REQUIRED FOR ALL GLAZED AREAS IN ACCORDANCE WITH LARGE MISSILE TEST OF ASTM E 1996 AND IF ASTM E 1996 AND ASTM 1886. CONTRACTOR MAY USE WIND STRUCTURAL PANELS IN LIEU OF ABOVE MENTIONED WINDOWS. PANELS TO BE PRECUT TO FIT OVER WINDOWS WITH HARDWARE PROVIDED. FASTENERS TO BE DESIGNED TO ALIGN WITH WINDOW JAMB POSTS, HEADER AND SILL PLATES. PANELS TO BE MAINTAINED ON SITE. LABEL LOCATIONS OF EACH PANEL.

"Alteration of this Document except by an Architect or Licensed Professional Engineer, is illegal."
 Section 7209, Subdivision 2,
 N. Y. State Education Law.

Architect and Engineer's Seal and Signature only good for initial use of drawing. Changes, alterations or revisions to or re-use of drawings without Architect or Engineer's Approval voids Seal and Signature on same.

EXTERNAL PRESSURE COEFFICIENTS GCP
 LOADS ON COMPONENTS AND ZONING FOR BUILDINGS W/H ≤ 60 FT



GABLED ROOF
 7 < Theta < 45

$a = 2.4 \Rightarrow 3.00 \text{ ft.}$

| COMPONENT | WIDTH (ft) | SPAN (ft) | AREA (ft ²) | ZONE | GCP | | WIND PRESS (lb/ft ²) | |
|-----------|------------|-----------|-------------------------|------|------|-------|----------------------------------|--------|
| | | | | | MAX | MIN | MAX | MIN |
| | 10 | 20 | 200.00 | 5 | 0.77 | -0.94 | 20.36 | -28.60 |



GARAGE AND ARTIST STUDIO

COSTELLO MARINE CONTRACTING CORP
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 631 477-1199

| | |
|----------------|---------------|
| DATE: 12/14/20 | BY: A. WALTER |
| DATE: 3/10/20 | |

LV INN LLC
 102 FORD STREET
 GREENPORT, N.Y. 11944

SCTM 1001-2-5-29 SHEET 6 OF 6