



# 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 \_\_\_\_\_

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)

<u>TOM</u>	<u>INNAMORATO</u>		
First Name	Last Name	Business Name, if applicable	
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Mailing Address	City/ Town/ Village	State	Zip
<u>[REDACTED]</u>	<u>[REDACTED]</u>		
Phone #	E-Mail Address		

### CONTACT PERSON (if different from owner)

The person to receive all correspondence:

<u>ROBERT I BROWN</u>	<u>ARCHITECT P.C. AND AGENTS</u>		
First Name	Last Name	Business Name, if applicable	
<u>205 BAY AVENUE</u>	<u>GREENPORT NY</u>	<u>11944</u>	
Mailing Address	City/ Town/ Village	State	Zip
<u>631 477 9152</u>	<u>INFO@RIBROWARCHITECT.COM</u>		
Phone #	E-Mail Address		

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

### Location:

Suffolk County Tax Map Number: 1001 Section: 5 Block: 02 Lot 02

Street Address: 145 CENTRAL AVE Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



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The Code Official reviewed and denied an application dated \_\_\_\_\_ for a Building Permit for the location specified on this application.

**Provisions of the Zoning Code appealed:**

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

Article: \_\_\_\_\_ Section: 150 - \_\_\_\_\_ Subsection: \_\_\_\_\_

**Type of appeal made for:**

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: \_\_\_\_\_ Section: \_\_\_\_\_ Subsection: \_\_\_\_\_

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

*If yes, please provide the date appeal was made:* \_\_\_\_\_.

**Project Description:**

**For Demolition of Existing Building Areas:**

Please describe area being removed:

TWO SINGLE STORY WINGS ON THE REAR OF THE HOUSE ARE TO BE REMOVED

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

Dimensions of First Floor (Addition/Extension): 569 SF (15'-10 1/2" x 35'-10") ON REAR

Dimensions of Second Floor: 569 (15'-10 1/2" x 35'-10") SAME AS FIRST FLOOR

Height (from finished grade to top of ridge): 26' - Feet, 1" - Inches

**Is basement or lowest floor area being constructed?**  Yes  No

*If yes, please provide height (above ground) measured from natural existing grade to first floor:*

1' - Feet, 10" - Inches.



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## **Project Description: (CONTINUED)**

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

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

1 1/2 STORY COLONIAL STRUCTURE w/ 1 STORY WINGS ON REAR OF HOUSE

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

2 STORY COLONIAL STRUCTURE

### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 1352 SF

Proposed Increase in Building Coverage: -29 SF THE PROPOSED SF IS 1323 SF  
(DECREASE)

Square Footage of this Lot: 5831 SF

Percentage of Coverage of this Lot by Building Area: 23.2 %

### **Purpose of New Construction:**

*Please describe:*

RENOVATE EXISTING HOUSE THAT IS DAMAGED/DISREPAIRED DUE TO AGE. RAISE THE ROOF/CEILING HEIGHT TO ALLOW FOR USEABLE SQUARE FOOTAGE INSIDE SECOND FLOOR.





# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

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### Area Variance Reasons for Appeal:

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

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

NO. WORK IS TOWARDS REAR OF HOUSE, AND CHARACTER OF HOUSE IS MAINTAINED.

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

NO, MAJORITY OF WORK IS WITHIN EXISTING BUILDING ENVELOPE

**Is the requested Area Variance substantial?**

NO

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

NO

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

NO

**Are there Covenants or Restrictions concerning this land? [ ] Yes  No**

*If yes, please furnish copies.*



**Village of Greenport Building Department**

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: November 18, 2021

To: Tom Inmmorato



PLEASE TAKE NOTICE that your application received on November 1, 2021 for addition and alteration on dwelling at the parcel known as SCTM No. 1001-5.-02-02 - is returned herewith and disapproved on the following grounds:

**1. Side yard Requirements.**

150-12 District Regulations

R-2 District: Minimum Combined Side Yard requirement: 25 feet

The plans show a combined side yard of 11.2 feet. The minimum Combined Side Yard requirement: 25 feet

This would require an area variance of 13.4 feet.

**2. Front Yard Requirements.**

150-12 District Regulations

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

The plan shows a front yard setback of 7.1 feet. The minimum Front Yard requirement: 30 feet.

This would require an area variance of 22.9 feet.

**3. Accessory Structure Requirements.**

150-13 A. Accessory Structure Regulations

Minimum setback for accessory structures: 5 feet.

The plans show an accessory structure with setback of 0 feet on south side. The minimum setback for accessory structures is 5 feet.

This would require area variances of 5 feet on the south side of the accessory structure.

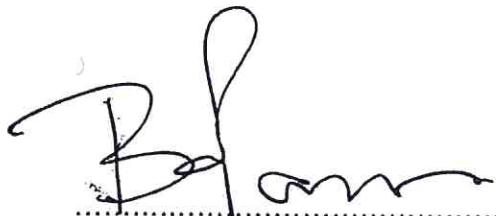
**This application is therefore denied, requiring the above-mentioned area variances.**

The premise to which this application applies is located at:

145 Central Avenue, Greenport, New York 11944.

This property is located in the R-2 District. This Property is not located in the Historic District.

Map: 1001 Section: 5 Block: 02 Lot: 02



.....  
Alex Bolanos - Code Enforcement Officer

11/18/2021

.....  
Date

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: <b>ADDITION AND RENOVATION</b>			
Project Location (describe, and attach a location map): <b>145 CENTRAL AVENUE GREENPORT, NY 11944</b>		<b>SOUTH SIDE OF STREET, HALF WAY DOWN</b>	
Brief Description of Proposed Action: <b>DEMOLISHING REAR WINGS OF HOUSE AND REPLACING WITH 2 STORY ADDITION. NEW ROOF FOR ENTIRE STRUCTURE TO BE RAISED FOR USEABLE HEADROOM SPACE ON INTERIOR. ENTIRE STRUCTURE TO BE RENOVATED. NEW SIDING AND WINDOWS. THE PROPOSED IS A 2 FAMILY RESIDENCE WITH 6 BEDROOMS TOTAL, THIS IS THE SAME AMOUNT AS THE EXISTING. THE EXISTING FOOTPRINT IS 1352<sub>sq</sub> THE PROPOSED FOOTPRINT IS 1323<sub>sq</sub> (LESS THAN EXISTING) THE ADDITION IS 569 SF, AS WIDE AS THE STRUCTURE AND EXTENDING 15'-10 1/2" TOWARDS THE REAR.</b>			
Name of Applicant or Sponsor: <b>ROBERT F BROWN ARCHITECT. P.C. AND AGENTS</b>		Telephone: <b>631 477 9752</b>	
		E-Mail: <b>INFO@R.BROWN-ARCHITECT.COM</b>	
Address: <b>205 BAY AVENUE GREENPORT, NY 11944</b>			
City/PO:		State:	Zip Code:
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 <input checked="" type="checkbox"/>	YES <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>BUILDING DEPT, ZONING BOARD, HISTORIC PRESERVATION COMMISSION</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.13</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.13</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			



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?	NO	YES	
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: _____ _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____	<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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>RYAN SIDOR (AS AGENT)</u> Date: <u>10/28/2021</u> Signature: <u><i>Bryan Sidor</i></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"/>

	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)

**PRINT**