



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 12/4/20

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Christoph Mueller 151 Bay Ave Property Llc
First Name Last Name Business Name, if applicable

151 Bay Ave Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] christoph@greenhillny.com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Robin Mueller
First Name Last Name Business Name, if applicable

[REDACTED] robin@greenhillny.com
Mailing Address City/ Town/ Village State Zip

[REDACTED] robin@greenhillny.com
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: _____ Block: _____ Lot _____

Street Address: 151 Bay Ave. Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

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Project Information:

Residential Commercial

Proposed Starting Date: January 1st, 2021

Project Description:

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

Application to operate the Bed & Breakfast located at 151 Bay Ave under the name:
"Whaler's Guest House"

Please check the following boxes for permits this project will require:

- Building Permit
- Wetlands Permit
- Suffolk County Planning Board
- New York State D.E.C.
- United States Army Corps of Engineers
- Suffolk County Health Department
- New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance? Yes No

DEC 02 2020
DEC 02 2020

AFFIDAVIT

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

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 2nd day
of December 2020

Signature



Owner or Applicant



Notary Public, Suffolk County, New York

JEANMARIE ODDON
Notary Public, State of New York
No. 010D6251238
Qualified in Suffolk County
Commission Expires November 14, 2023



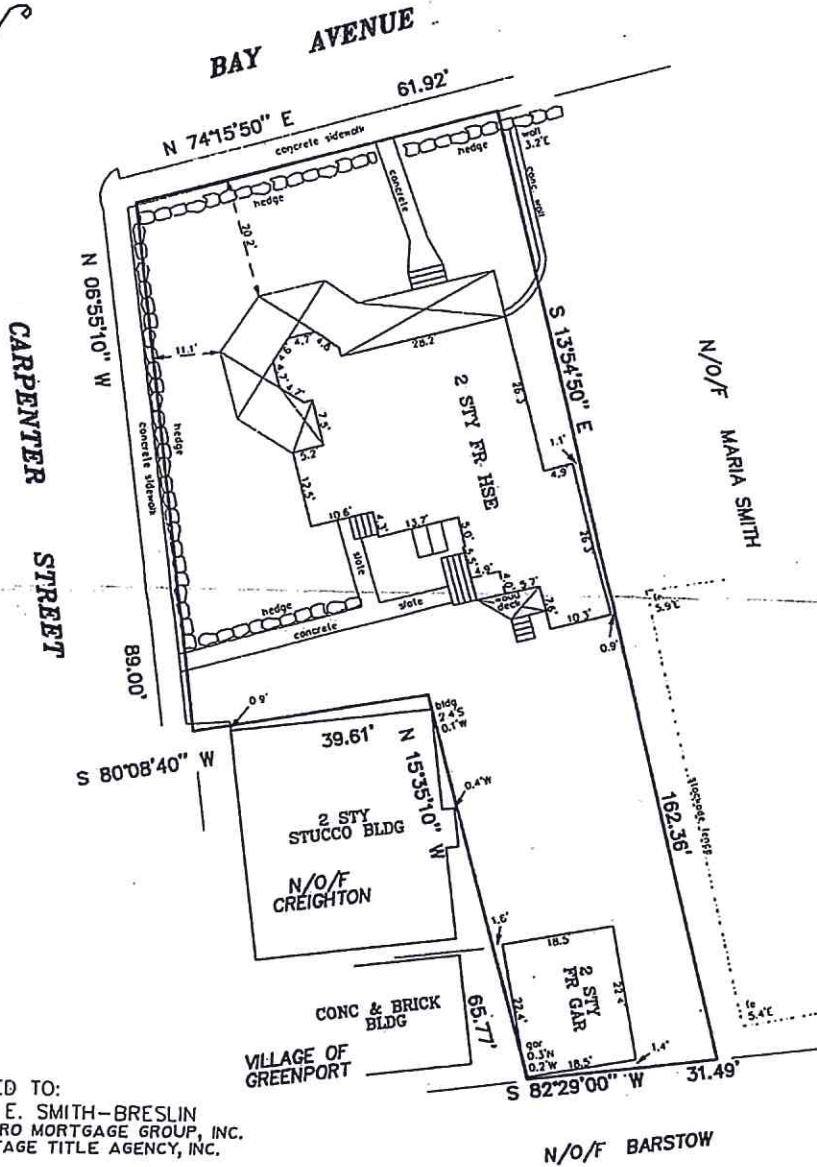
SURVEY OF PROPERTY
in the Village of Greenport
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

1001-05-03-05

SCALE: 1"=20'

Dec. 7, 1999

Dec. 8, 1999 (CERTIFICATIONS)



CERTIFIED TO:
 MARIA E. SMITH-BRESLIN
 ABN AMRO MORTGAGE GROUP, INC.
 ADVANTAGE TITLE AGENCY, INC.

AREA = 8,331 sq. ft.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209-SUBDIVISION 2. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



N.Y.S. LIC. NO. 49618
 JOHN T. METZGER, P.C.
 1230 TRAVELER STREET
 SOUTHOLD, N.Y. 11971

DEC 20 2020
 99-387

**151 Bay Avenue Property LLC
151 Bay Avenue
Greenport, NY 11944**

December 26, 2020

To the
Village of Greenport
236 Third Street
Greenport, NY 11944

Re: 151 Bay Avenue Bed-and-Breakfast

Attention: Paul Pallas, Village Administrator

Dear Paul,

I'm writing this letter to inform the Planning Board of Greenport Village of my intention to continue to operate the 151 Bay Avenue property, which I purchased from Ms. Donna Gruber earlier this month, unchanged as a Bed-and-Breakfast under the name "Whalers Guest House".

Enclosed please find a layout of the house in it's present state.

Sincerely,



Christoph M. Mueller
POB 505
Sagaponack, NY 12962



151 Bay Avenue, Greenport, NY

Created on
2020-12-23

Location
151 Bay Ave
11944 Greenport
NY
USA

Total area 3988.01 sq ft	Floors 4	Rooms 12	Bathrooms 2
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RECEIVED
DEC 28 2020

BY:

151 Bay Avenue, Greenport, NY

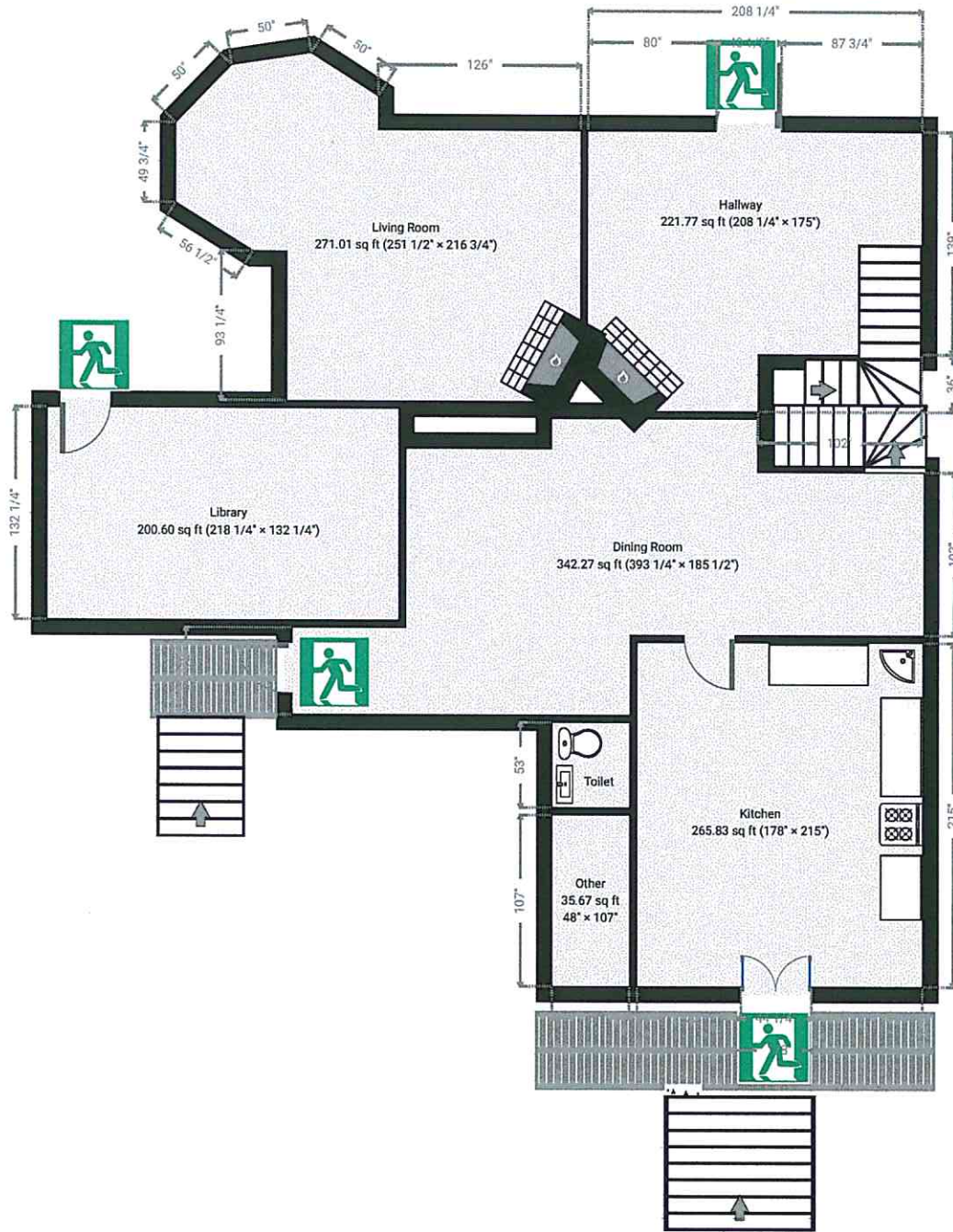


151 Bay Ave, 11944 Greenport, NY, USA

TOTAL AREA:3988.01 sq ft • LIVING AREA:3988.01 sq ft • FLOORS:4 • ROOMS:12

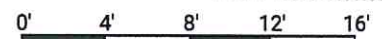
▼ Ground Floor

TOTAL AREA:1585.72 sq ft • LIVING AREA:1585.72 sq ft • ROOMS:4



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1:110

151 Bay Avenue, Greenport, NY

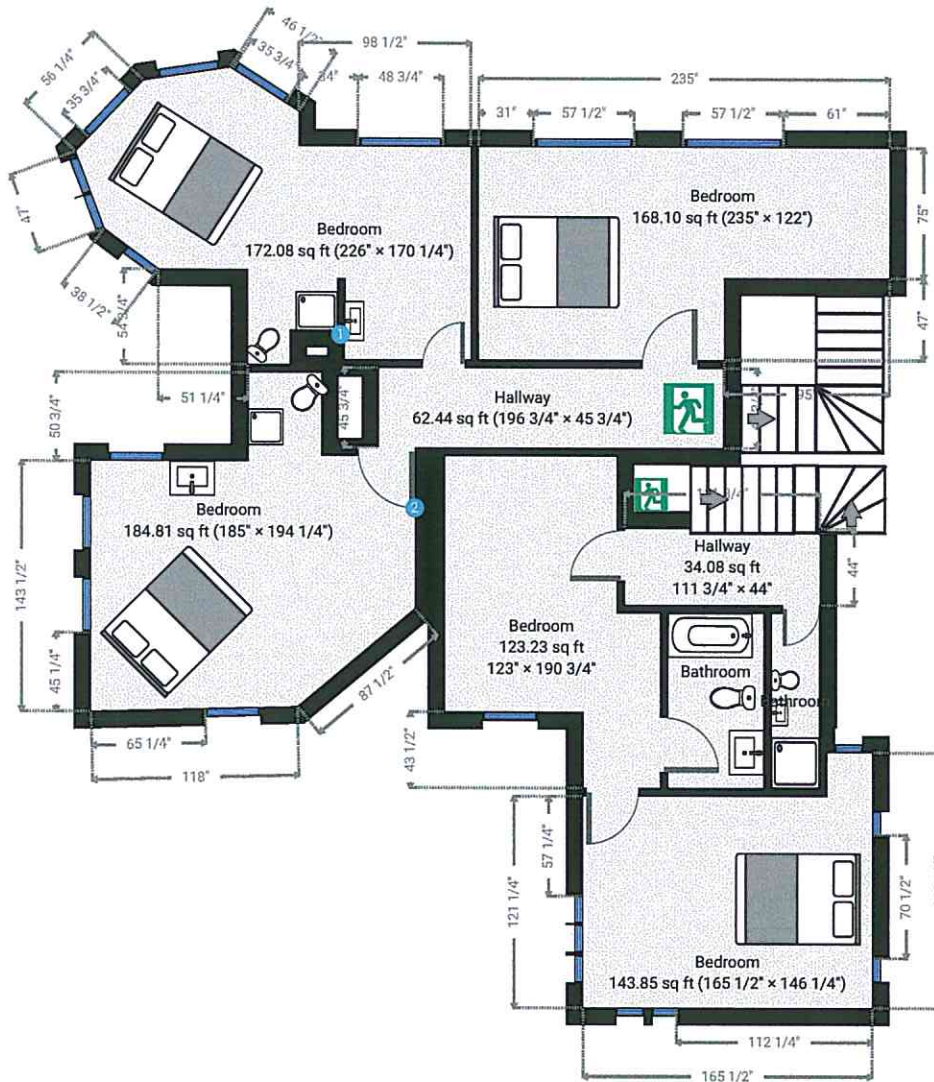


151 Bay Ave, 11944 Greenport, NY, USA

TOTAL AREA:3988.01 sq ft • LIVING AREA:3988.01 sq ft • FLOORS:4 • ROOMS:12

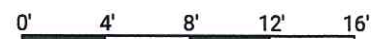
▼ 1st Floor

TOTAL AREA:1175.59 sq ft • LIVING AREA:1175.59 sq ft • ROOMS:4



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151 Bay Avenue, Greenport, NY

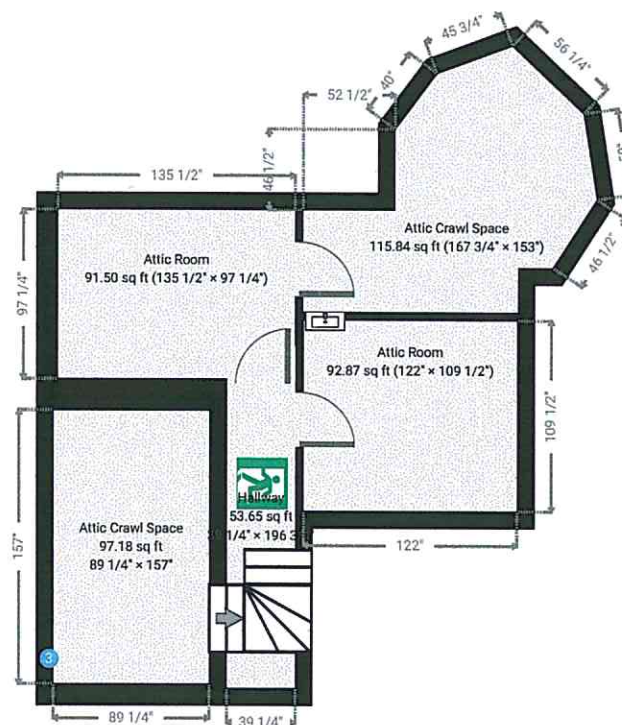
151 Bay Ave, 11944 Greenport, NY, USA

TOTAL AREA:3988.01 sq ft • LIVING AREA:3988.01 sq ft • FLOORS:4 • ROOMS:12



▼ Roof

TOTAL AREA:568.45 sq ft • LIVING AREA:568.45 sq ft • ROOMS:3



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0' 4' 8' 12' 16'

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151 Bay Avenue, Greenport, NY

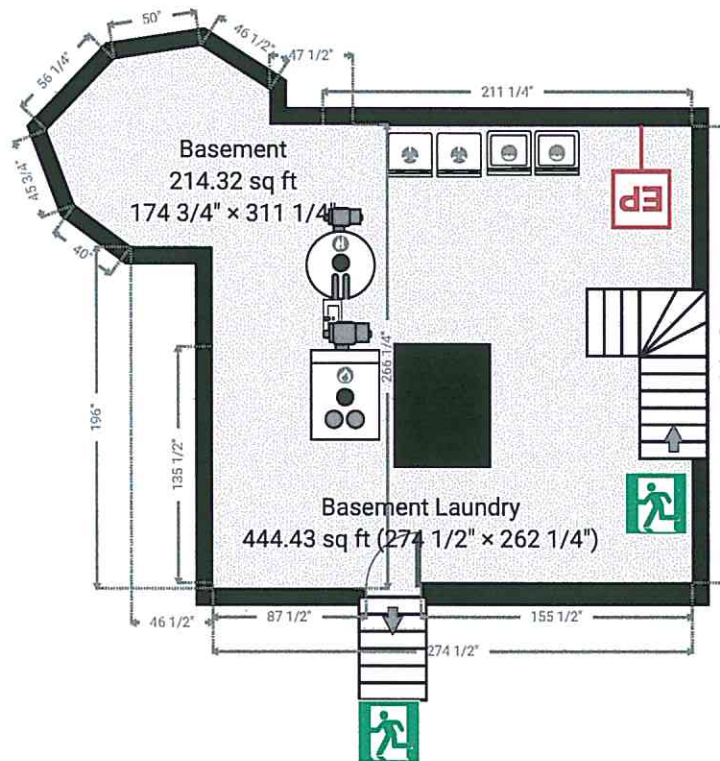


151 Bay Ave, 11944 Greenport, NY, USA

TOTAL AREA:3988.01 sq ft • LIVING AREA:3988.01 sq ft • FLOORS:4 • ROOMS:12

▼ Basement

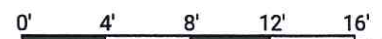
TOTAL AREA:658.25 sq ft • LIVING AREA:658.25 sq ft • ROOMS:1



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