



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 12/16/20

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)

MARGARET DE CRUZ
First Name Last Name Business Name, if applicable

[REDACTED] [REDACTED] [REDACTED]
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

WILLIAM GORMAN
First Name Last Name Business Name, if applicable

PO BOX 1447 MATTITUCK NY 11952
Mailing Address City/ Town/ Village State Zip

(631) 445-1461 NEWENGLANDBARNS@AOL.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: 2 Block: 1 Lot 13

Street Address: 25 WASHINGTON 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 12/10/20 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 - 12 Subsection: A

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:

NO DEMO REQUIRED

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

Dimensions of First Floor (Addition/Extension): 8' x 9'-6"

Dimensions of Second Floor: N/A

Height (from finished grade to top of ridge): 12 - Feet, 3 - 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:

2 - Feet, 0" - 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:

SINGLE FAMILY RESIDENCE w/o PORCH

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

SINGLE FAMILY RESIDENCE WITH PORCH.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1964 SF

Proposed Increase in Building Coverage: 76.8 SF

Square Footage of this Lot: 12,800 SF

Percentage of Coverage of this Lot by Building Area: 15.3 %

(15.9% w/ NEW PORCH)

Purpose of New Construction:

Please describe:

CONSTRUCTION OF NEW FRONT PORCH.



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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. MANY HOUSES ON THE STREET ARE CLOSER TO THE SET BACK THAN THE APPLICANT.

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

NO. A FRONT PORCH OF 6' DEEP WOULD BE TOO SHALLOW FOR COMFORTABLE USE, SO A 2' RELIEF IS THE BEST METHOD.

Is the requested Area Variance substantial? NO.

WE ARE REQUESTING A 2' FRONT YARD SETBACK RELIEF.

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.

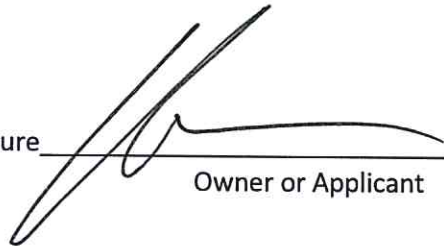
AFFIDAVIT

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 15 day
of December 20 20

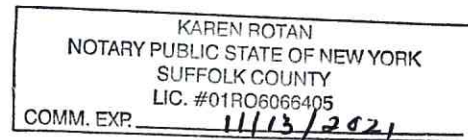
Signature



Owner or Applicant



Notary Public, Suffolk County, New York





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

NOTICE OF DISAPPROVAL

Date: December 10, 2020

To: William Gorman
PO BOX 1447
Mattituck, New York 11952

PLEASE TAKE NOTICE that your application dated November 20, 2020, with a site-plan received on December 9, 2020 to construct an enclosed deck on the north side of the property, located in the R-1 District, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

150-12-A

Minimum Front Yard Setback requirement: 30-feet.

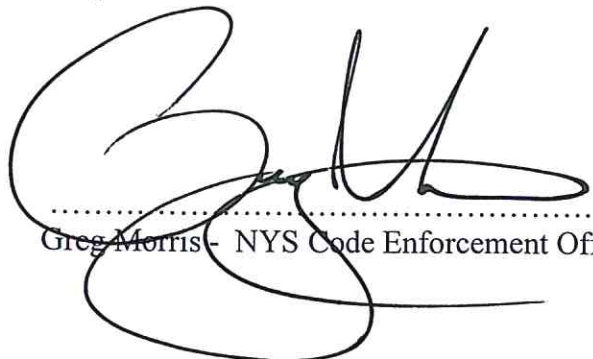
The plans show a 26-foot, 7-inch front yard setback off the proposed enclosed deck. The minimum setback requirement is 30-feet. This would require a 3-foot, 5-inch area variance.

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

The premise to which this application applies to is located at:
25 Washington Avenue, Greenport, New York 11944.

This property is located in the R-1 District. This Property is NOT located in the Historic District.

Map: 1001 Section: 2 Block: 1 Lot: 13


.....
Greg Morris - NYS Code Enforcement Official

12/10/2020

.....
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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DE CRUZ RESIDENCE			
Project Location (describe, and attach a location map): 25 WASHINGTON AVE., GREENPORT, NY			
Brief Description of Proposed Action: CONSTRUCT FRONT PORCH ON EXISTING SINGLE FAMILY RESIDENCE.			
Name of Applicant or Sponsor: WILLIAM GORMAN		Telephone: 631-445-1461	
Address: PO BOX 1447		E-Mail: newenglandbarus@aol.com	
City/PO: MATTITUCK		State: NY	Zip Code: 11952
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: BUILDING PERMIT & VARIANCE			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>NA</u> acres	
b. Total acreage to be physically disturbed?		<u>NA</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>NA</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			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations? W/ FRONT YARD RELIEF		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: EXISTING SEPTIC		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input 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"/>	<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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>William Gorman</u>	Date: <u>12/16/20</u>	
Signature: _____		

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.

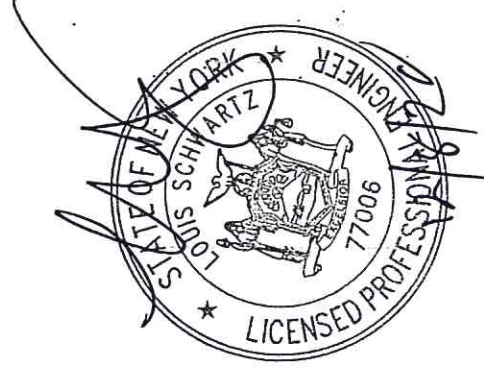
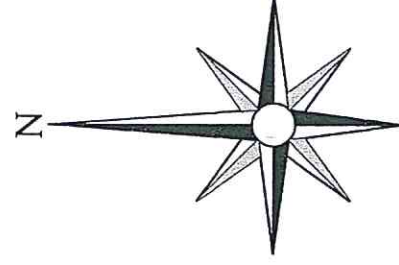
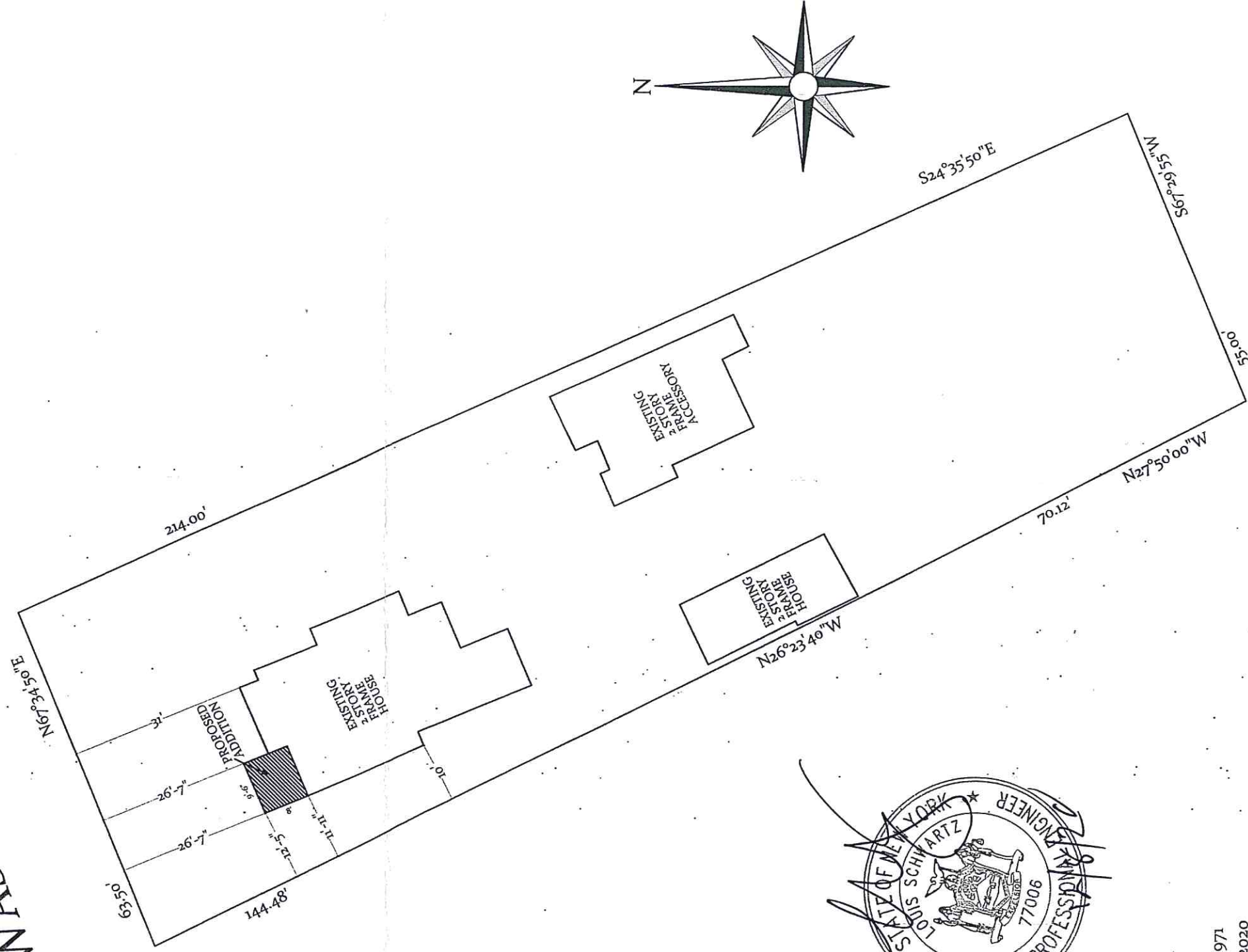
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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

SITE PLAN FOR
DECRUZ RESIDENCE
25 WASHINGTON AVE
GREENPORT NY

SCTM : 1001-2-1-13
AREA 12,800 S.F.
SCALE 1" = 20'

WASHINGTON AVE.



ROBERT WILSON
PO BOX 49
SOUTHOLD NY 11971
DECEMBER 7TH 2020

NOTE:
DATA TAKEN FROM SURVEY BY
JOHN EHLERS
EXISTING: SINGLE FAMILY RESIDENCE
PROPOSED: SAME WITH 76 SQ. FT. ADDITION ON
NORTH SIDE OF EXISTING HOUSE



CRUZ RESIDENCE
25 WASHINGTON AVE.
GREENPORT N.Y.

EXISTING: SINGLE FAMILY RESIDENCE
 SCTM# 1001-21-1-13
 ZONE R-1

PROPOSED:
 ADD NEW 76 SQ.FT. COVERED & SCREENED DECK
 @ FRONT OF HOUSE. TO BE ACCESSED BY NEW
 EXTERIOR DOOR

GENERAL NOTES

- All work shall conform to the requirements of the Residential Code of New York State, County and Town Department Regulations, Utility Company requirements and best trade practices.
- Before commencing work the Contractor shall file all documents required by the Building Department, pay all fees required by local agencies and obtain all required permits.
- The Contractor shall visit the site and verify all dimensions and the existing conditions affecting the work prior to construction. Any discrepancies which would interfere with the satisfactory completion of the work described herein shall be reported to the architect or property owner. Do not start work until such conditions have been examined and a course of action mutually agreed upon. Failure to notify the owner or architect of unsatisfactory conditions will be construed as an acceptance of the conditions to properly perform the required work.
- All work is to conform to the drawings and specifications of the architect and engineer consultants.
- The Contractor is to maintain a complete and up to date set of plans on the job site at all times.
- The drawings are not to be scaled under any circumstances.
- It shall be the Contractor's responsibility to ascertain all prevailing procedures including storage and toilet facilities, protection of existing work to remain, access to work area, hours of permitted work, availability of water and electric power and all other conditions and restrictions for this particular location in order to execute the work in a careful and orderly manner with the least possible disturbance to the public.
- The Contractor shall make the necessary arrangements to utilities and services temporarily disconnected while performing the work as required.
- The Contractor shall provide all dimensions and cut-outs for other trades.
- The Contractor shall provide proper shoring and bracing for all remaining structure prior to removal of existing structure.
- Plumbing, electrical, HVAC and similar work shall be performed by licensed persons who shall arrange for and obtain all required inspections. The General Contractor shall be responsible for scheduling all other inspections as required.
- The Contractor is solely responsible for construction safety and shall hold the owner and architect harmless from litigation arising out of the Contractor's failure to provide construction safety means and methods.

CONSTRUCTION NOTES

- All footings shall rest on undisturbed soil at a minimum of 36" below fin. grade.
- Poured concrete shall have a minimum psi of 3500 at 28 days unless noted.
- Sill plates shall be preserved, treated wood and be installed above a 16 oz. copper termite shield.
- Shingle siding shall conform to ASTM D 3679 and be installed in accordance with the New York State Building Code and manufacturers specifications.
- Pilings shall be installed by a licensed contractor to a depth and bearing agreed upon by an engineer and certificates shall be issued stating same.
- Unless otherwise noted all framing and structural wood components shall be #2 or better Douglas Fir.
- All framing techniques and methods shall be as prescriptive design based on AF&P Wood Frame Construction Manual for One and Two Family Dwellings (WFCM) or as specified in R301.2.1.1.
- All building envelope components shall comply with Chapter 6 of the Energy Conservation Code of the State of New York.
- Fireblocking shall be provided in all wood framed construction in accordance with NYS Code R 602.8 to form an effective fire barrier between stories and between the top story and roof space.
- Protective panels shall be provided for glazed openings in accordance with NYS code R301.2.1.2 if they are required.
- All portions of the new structure are designed to comply with local geographic and climatic criteria as stated in the following table.

GEOGRAPHIC & CLIMATE DESIGN CRITERIA

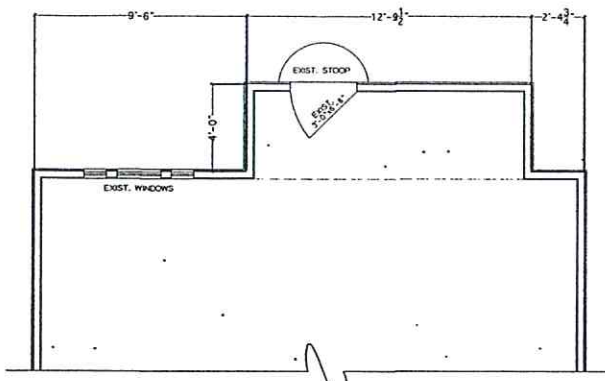
GROUND SNOW LOAD	45 psf
WIND SPEED	130 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	36"
TERRESTRIAL THREAT	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	11
FLOOD HAZARD	AS NOTED

EXIST. FLOOR PLAN & EXIST. ELEV.
 PROPOSED FLOOR PLAN & PROPOSED ELEVATION
 DECK PLAN & SECTION

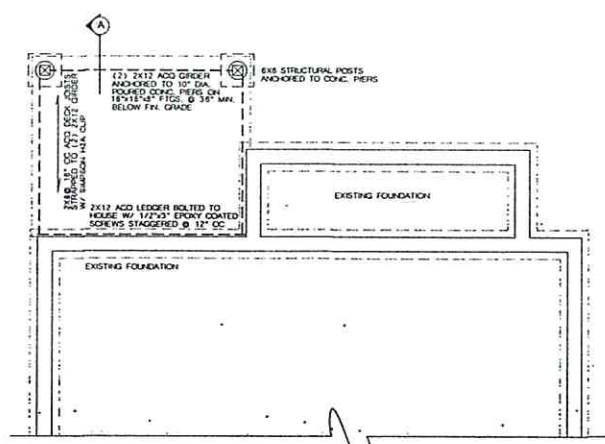
SCALE AS NOTED JULY 27 2020



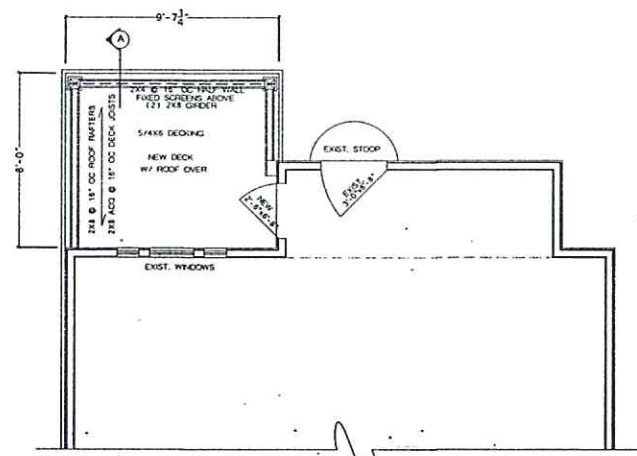
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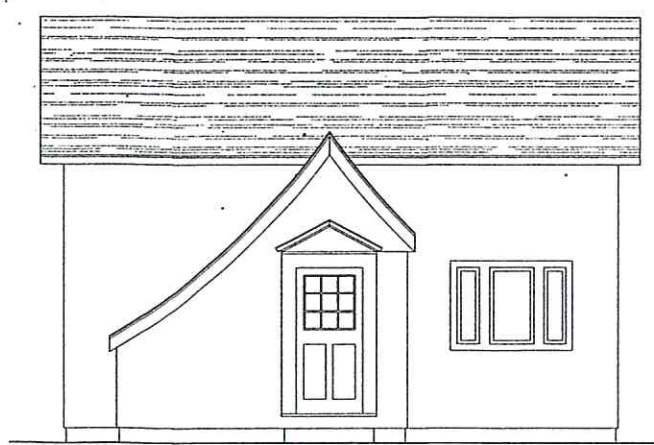
EXIST. FLOOR PLAN
 8.4.19 1/4" = 1'-0"



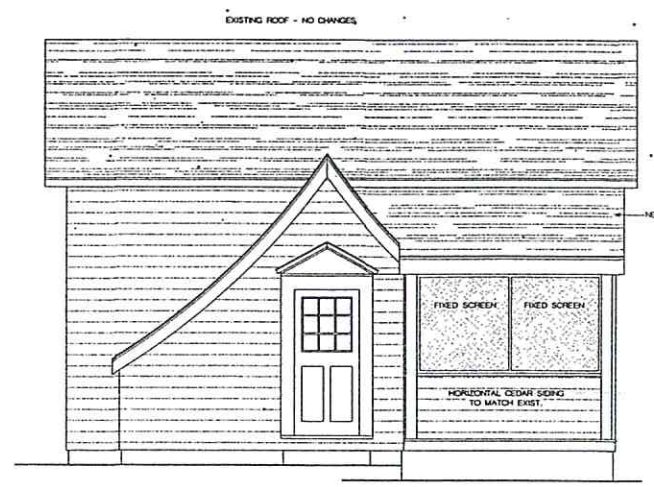
FOUNDATION PLAN
 8.4.19 1/4" = 1'-0"



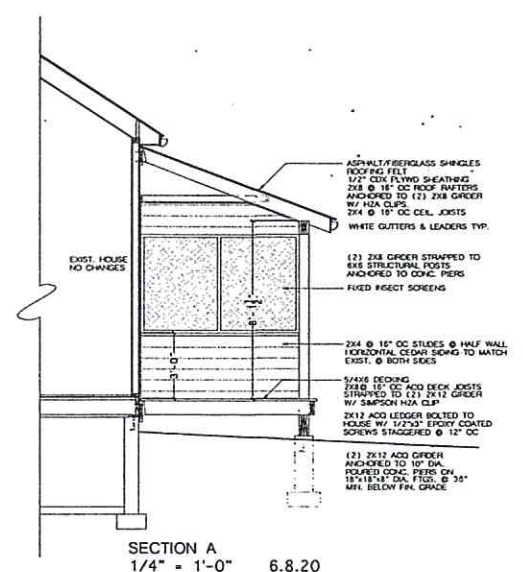
PROPOSED FLOOR PLAN
 8.4.19 1/4" = 1'-0"



EXIST. ELEVATION
 8.4.19 1/4" = 1'-0"



PROPOSED ELEVATION
 8.4.19 1/4" = 1'-0"



SECTION A
 1/4" = 1'-0" 6.8.20