



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 24, 2021

To: Jessica Magee
1075 Franklinville Road
Laurel, New York 11948

PLEASE TAKE NOTICE that your application dated December 23, 2021, to install an inground swimming pool and construct a pool house at the property located at 302 Sixth Street, is returned herewith and disapproved on the following grounds:

1. The inground swimming pool does not meet required setbacks.

§ 150-7C(3) Garden house, tool house, playhouse, wading pool or swimming pool incidental to the residential use of the premises and not operated for gain, provided that swimming pools of any size and a depth in excess of six inches shall be subject to the following requirements:

(a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

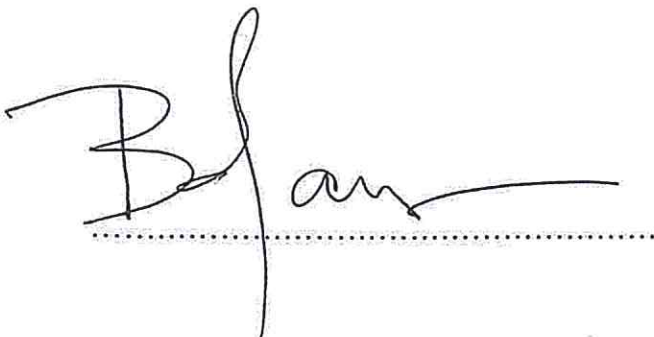
A. The Plans show the proposed pool with a north setback of 8-feet. The minimum requirement is 20-feet. This would require an area variance of 12-feet on the north side.

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

The premise to which this application applies to is located at:
302 Sixth Street, 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: 6 Block: 7 Lot(s): 8



12/24/2021



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944
(631) 477-0248
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)

Alex	Bell		
First Name	Last Name	Business Name, if applicable	
[REDACTED]	[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:

Anthony	Portillo	AMP Architecture	
First Name	Last Name	Business Name, if applicable	
1075 Franklinville Rd	Laurel	NY	11948
Mailing Address	City/ Town/ Village	State	Zip
516-214-0160	jmagee@amparchitect.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: 6 Block: 7 Lot 8

Street Address: 302 6th Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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The Code Official reviewed and denied an application dated 12/23/21 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 - 7C Subsection: 3

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: Sept 2021.

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

N/A

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

Dimensions of First Floor (Addition/Extension): 150

Dimensions of Second Floor: N/A

Height (from finished grade to top of ridge): 15 - Feet, 0 - 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:

 - Feet, - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: N/A

Describe General Characteristics BEFORE alterations:

Existing 2 story frame dwelling with covered porches, pergola and garage.

Number of floors AFTER Alterations: N/A

Describe General Characteristics AFTER alterations:

Same as above with proposed pool and pool house.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1,008 SF

Proposed Increase in Building Coverage: 150 SF

Square Footage of this Lot: 8,318 SF

Percentage of Coverage of this Lot by Building Area: 26.4 %

Purpose of New Construction:

Please describe:

Proposed pool

Proposed pool house



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, the change will add to the characteristics of the neighborhood and near by properties will not be affected.

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

No, the existing building is already non conforming. The pool house will add value to the property.

Is the requested Area Variance substantial?

No, the north setback is proposed at 8' and requires 20'.

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

No, the proposed construction will not affect the environment. All debris will be disposed of properly.

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, this lot is already non-confirming.

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

If yes, please furnish copies.

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: Bell Pool and pool house			
Project Location (describe, and attach a location map): 302 6th Street, Greenport, NY 11944			
Brief Description of Proposed Action: - Proposed pool house - Proposed pool			
Name of Applicant or Sponsor: AMP Architecture		Telephone: 516-214-0160	
		E-Mail: jmagee@amparchitect.com	
Address: 302 6th Street			
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 <input 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: Village of Greenport Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.2	acres
b. Total acreage to be physically disturbed?		.03	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.2	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			

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>Anthony Portillo</u>		Date: <u>1/31/22</u>
Signature: <u><i>Anthony Portillo</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

GENERAL SYMBOL KEY:

- EXISTING TO REMAIN
- DEFINED REAR YARD
- NEW WOOD FRAME
- PROPOSED



PROJECT / ZONING DATA	
TAX MAP #	1001-6-7-B
ZONING DISTRICT	R-2 NC
LOT AREA	0.2 ACRES
VARIANCE APPROVAL	PENDING

ACCESSORY STRUCTURE REQUIREMENTS			
		PROPOSED / EXISTING	COMPLIES
MAXIMUM HEIGHT	15'	15'	YES
MINIMUM SIDE YARD	5.0'	5.0'	YES
MINIMUM REAR YARD	5.0'	13.8'	YES
MINIMUM FRONT YARD	50.0'	50.0'	YES
MAX. SQUARE FOOTAGE	5206 S.F.	150.0 S.F.	YES
POOL NORTH SETBACK	20'	8.0'	NO

LOT COVERAGE		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	8316.0 S.F.	
EXISTING DWELLING	1008.0 S.F.	12.1%
EXISTING PORCHES	476.0 S.F.	5.7%
EXISTING GARAGE	228.0 S.F.	2.7%
PROPOSED POOL	480.0 S.F.	5.8%
PROPOSED POOL HOUSE	150.0 S.F.	1.8%
TOTAL AREA OF ALL STRUCTURES	2142.0 S.F.	26.4%

**MAXIMUM LOT COVERAGE ALLOWED - 35% (30% OF REAR YARD FOR ACCESSORY STRUCTURES)

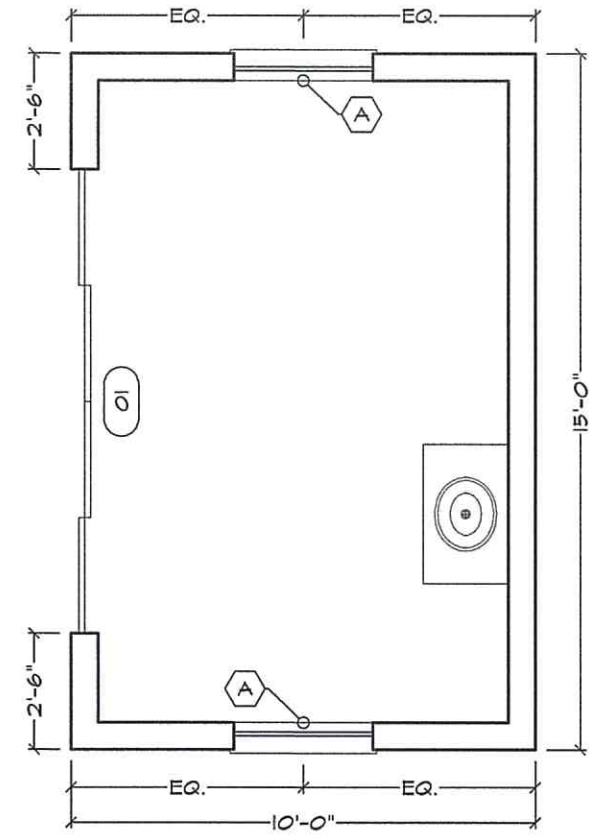
LOT COVERAGE (REAR YARD)		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	5206.0 S.F.	
EXISTING GARAGE IN RY	158.0 S.F.	4.3%
PROPOSED POOL*	480.0 S.F.	15.0%
PROPOSED POOL HOUSE	150.0 S.F.	4.7%
TOTAL AREA OF ALL STRUCTURES	788.0 S.F.	24.0%

**MAX LOT COV. ALLOWED FOR REAR YARD ACCESS. STRUCTURE 50%
* REAR YARD LOT COV. WITHOUT POOL INCLUDED 4%

ALL NEW WINDOWS & DOORS SHALL BE ANDERSEN, INSTALL AS PER MANU. SPEC.'s. SEE PAGE "S-003" FOR NAILING & STRAPPING DETAILS.

WINDOW CHART						
TAG	TYPE	MODEL #	ROUGH OPENING		WINDOW DIMENSION	
			WIDTH	HEIGHT	WIDTH	HEIGHT
A	DOUBLE HUNG	NDH21042	3'-0 1/2"	4'-4 1/2"	2'-11 1/8"	4'-4 1/2"

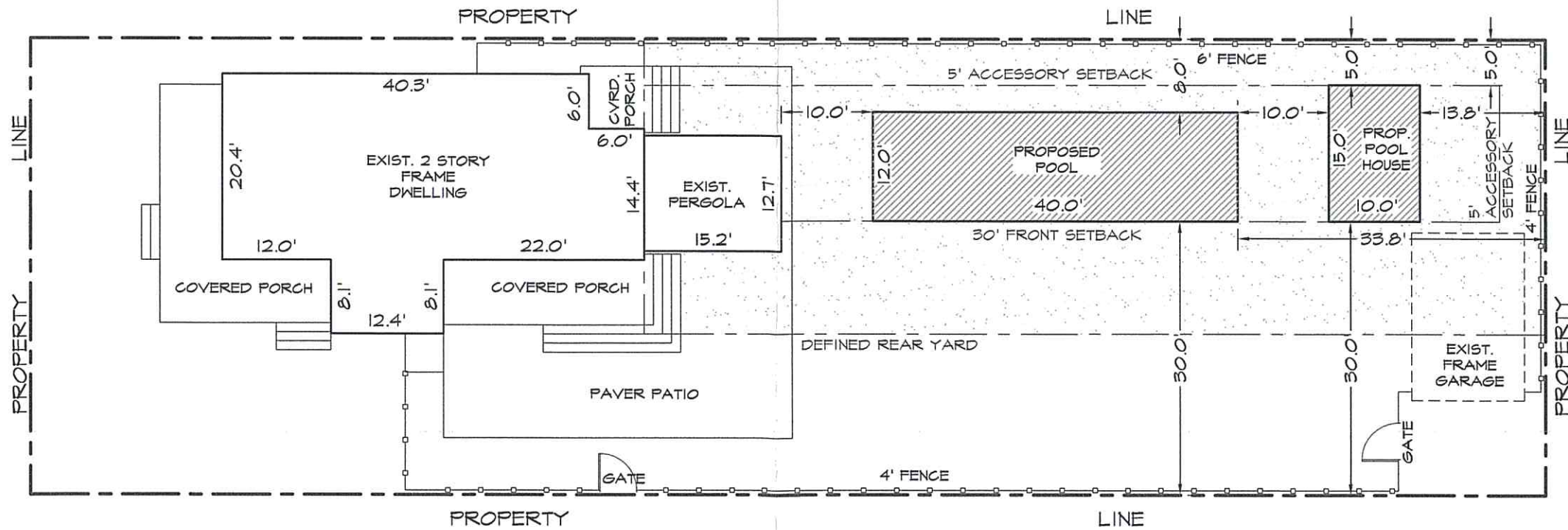
DOOR SCHEDULE							
TAG	DESCRIPTION	DOOR		MATERIAL			NOTES
		WIDTH	HEIGHT	WOOD	METAL	GLASS	
O1	4 PANEL SLIDER	9'-1"	6'-7 1/2"	.	.	.	NLSD 10068-4



POOL HOUSE PLAN

SCALE: 1/4" = 1'-0"

SIXTH STREET



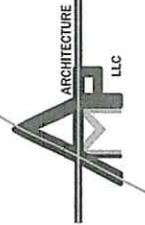
CURRENT SURVEY
PREDATES PERGOLA
BUILT IN 2018

SITE PLAN

SCALE: 1'-0" = 15'-0"

MARK UP DATE: COMMENTS

THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF AMP ARCHITECTURE, LLC AND SHALL NOT BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION FROM ANTHONY PORTILLO, RA, LEED AP. THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.



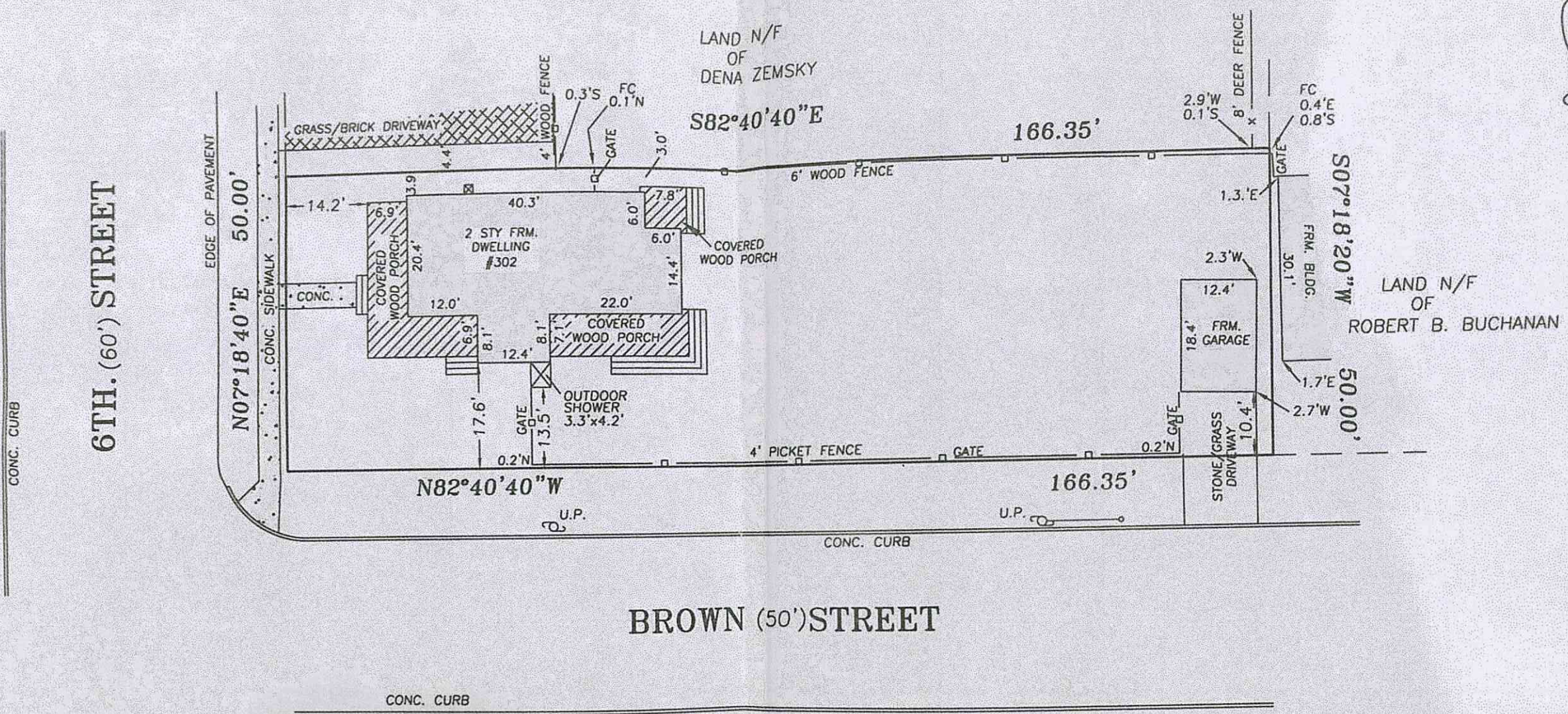
PROPOSAL FOR:
**BELL
POOL & POOL HOUSE**
302 6TH ST
GREENPORT, NY 11944

DATE: 02/03/22

PAGE: **SD-2**



S.C.T.M. NO. DISTRICT: 1001 SECTION: 6 BLOCK: 7 LOT(S): 8



BROWN (50') STREET

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

AREA: 8,317.62 SQ.FT. or 0.19 ACRES

ELEVATION DATUM: _____

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES ARE NOT TRANSFERABLE. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: DESCRIBED PROPERTY
 MAP OF:
 FILED:
 SITUATED AT: VILLAGE OF GREENPORT
 TOWN OF: SOUTHOLD
 SUFFOLK COUNTY, NEW YORK

Kenneth M. Woychuk
 N.Y.S. LIC. NO. 050882

CERTIFIED TO: JU-LIE BELL; ALEXANDER BELL;
 FIDELITY NATIONAL TITLE INSURANCE CO.;

KENNETH M WOYCHUK LAND SURVEYING, PLLC
 Professional Land Surveying and Design
 P.O. Box 153 Aquebogue, New York 11931
 PHONE (631)298-1588 FAX (631) 298-1588
 maintaining the records of Robert J. Hennessey & Kenneth M. Woychuk

FILE # 14-138 SCALE: 1"=30' DATE: OCT. 15, 2014