



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

IS PROPERTY IN THE HISTORIC DISTRICT?  
 IF YES, PLEASE SEE CHECKLIST ITEM 8  
 ON PAGE 4.

**SITE PLAN REVIEW APPLICATION**

**Applicant** NAME: Eileen Wingate  
 IF A CORPORATION,  
 NAME AND ADDRESS OF AUTHORIZED OFFICER: Quiet Man Studio  
 ADDRESS: 2805 West Mill Road, Mattituck, NY 11952  
 SIGNATURE: \_\_\_\_\_ DATE: 8/4/20  
 STATE IF APPLICANT IS OWNER, LESSEE, AGENT, ARCHITECT, ENGINEER, BUILDER,  
 GENERAL CONTRACTOR, ELECTRICIAN, and PLUMBER, OR OTHER:  
Agent for Owner

**Owner** NAME: Justin Bales  
 ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_ PHONE: \_\_\_\_\_

**Location Of Site** TAX MAP DISTRICT: 1001 SECTION: 4 BLOCK: 6 LOT: 40  
 STREET ADDRESS: 439 First Street, Greenport, NY

**Project Description** Residential  Commercial \_\_\_\_\_  
 PROPOSED STARTING DATE: ASAP PROPOSED COMMERCIAL DATE: \_\_\_\_\_  
 PROJECT DESCRIPTION (UTILITY HOOK UP, STRUCTURES, USES) \_\_\_\_\_  
 remove and replace curb cut, apron and sidewalk as required and approved by Historic Preservation Commission on 8/7/17  
 PROPERTY IS ZONED \_\_\_\_\_ R-1 \_\_\_\_\_ R-2  CR \_\_\_\_\_ WC \_\_\_\_\_ CG \_\_\_\_\_

PROJECT WILL REQUIRE THE FOLLOWING PERMITS:  
 VILLAGE OF GREENPORT:  Road Opening Permit  
 \_\_\_\_\_ BUILDING PERMIT \_\_\_\_\_ WETLANDS PERMIT \_\_\_\_\_ ZBA VARIANCE  
 OTHER AGENCIES: \_\_\_\_\_ SUFFOLK COUNTY PLANNING BOARD  
 \_\_\_\_\_ N.Y. STATE D.E.C.  
 \_\_\_\_\_ U.S. ARMY CORPS OF ENGINEERS  
 \_\_\_\_\_ SUFFOLK COUNTY HEALTH DEPARTMENT  
 \_\_\_\_\_ N.Y. STATE DEPT OF STATE COASTAL ZONE MANAGEMENT

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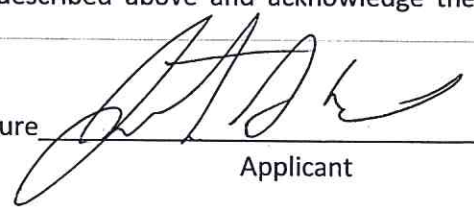
**APPLICATION FOR ROAD OPENING PERMIT**<sub>(3/3)</sub>

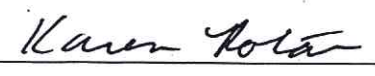
**AFFIDAVIT**

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 documents submitted, are true and complete statements of proposed work to be done on the described location of work site. I affirm that all provisions of the Code of the Village of Greenport, and all other laws pertaining to the proposed work shall be complied with, whether specified or not. I understand that this permit will be issued and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of this Road Opening Permit Application are complied with. Any violation of all applicable codes, or deviations from the described work above may result in the immediate revocation of this permit & legal action may be taken against me. I understand that if the road and/or sidewalk are not restored to the specifications of the Village Administrator, I will forfeit the posted bond or certified check. I understand I am responsible to apply for any additional permits that may be necessary. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit. Any person committing an offense against any provision of this permit, upon conviction, will be guilty of a violation pursuant to the Penal Law of the State of New York, punishable by a fine not exceeding \$250 for the first offense in a twelve-month period, \$1,000 for the second offense in a twelve-month period, and \$2,500 for the third offense in a twelve-month period. Any person committing an offense against any provision of this Article (Village of Greenport Code Section 115-11 through 115-14) shall be responsible to the Village of Greenport for all costs incurred by the Village for the restoration, correction, remedy or cure of the work done or not done, plus an administrative fee of 25% in addition to the actual costs incurred by the Village to cover engineering, administrative and legal fees. I have read and understand this affidavit. I agree to the conditions described above and acknowledge the potential penalties.

Sworn to be before this 4<sup>th</sup> day  
of August 20 20

Signature   
Applicant

  
Notary Public, Suffolk County, New York

KAREN ROTAN  
NOTARY PUBLIC STATE OF NEW YORK  
SUFFOLK COUNTY  
LIC. #01RO6066405  
COMM. EXP. 11/13/21

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Justin Bales  
439 First Street  
Greenport Ny 11944  
08/06/2020

Village of Greenport  
Building Department  
236 Third Street  
Greenport Ny 11944

RE: Authorization for representation by Justin Bales

Dear Village of Greenport:

Please allow Eileen Wingate to represent me for all statutory boards if required regarding 439 First Street and 11 Center Street.

Eileen Wingate  
2805 West Mill Rd  
Mattituck, Ny 11952

Please feel free to contact me at 631-903-2422 if you have any questions at all.

Sincerely,



Justin Bales

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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>			
Justin Bales Residence			
Name of Action or Project: replace curb cut, apron and sidewalk as required			
Project Location (describe, and attach a location map): 439 First Street, Greenport, NY			
Brief Description of Proposed Action:  Remove existing curb cut, provide new curb to match existing, back fill clean topsoil and provide turf mow strip. Cut out existing curb and provide conc. curb cut and slab verge from road edge. Replace sidewalk as required with smooth transition to existing sidewalk.			
Name of Applicant or Sponsor: Eileen Wingate		Telephone: 516-818-9754	
		E-Mail: eileen@quietmanstudio.com	
Address: 2805 West Mill Road, Mattituck, NY 11952			
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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		160 Square Feet <del>acres</del>	
b. Total acreage to be physically disturbed?		.1734 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 (single family)			
<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?	NO	YES	N/A
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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: N/A	NO	YES	
	<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: <u>No water necessary</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>no wastewater necessary</u>	NO	YES	
	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input 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>Eileen Wingate</u> Date: <u>8/5/2020</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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

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.

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

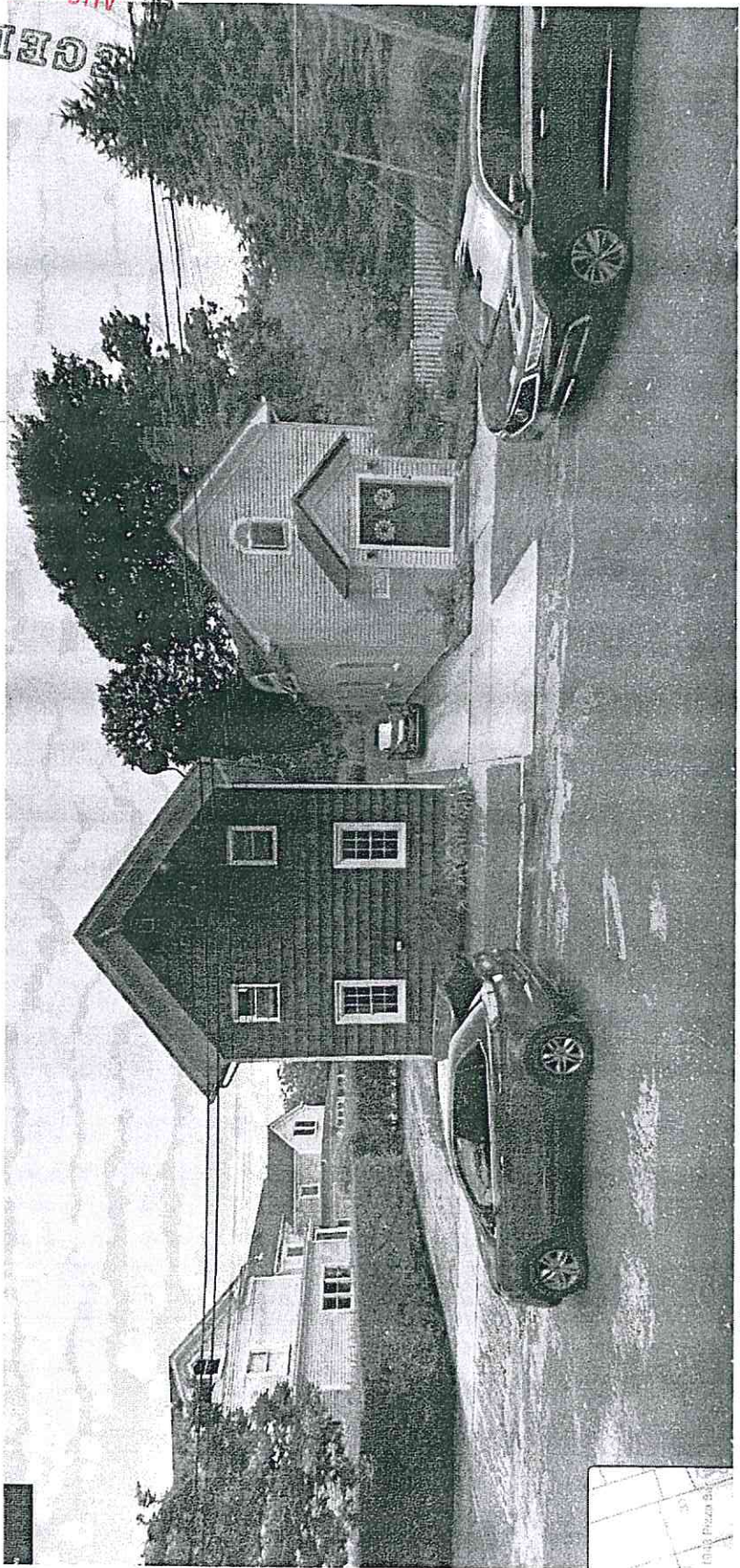
\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

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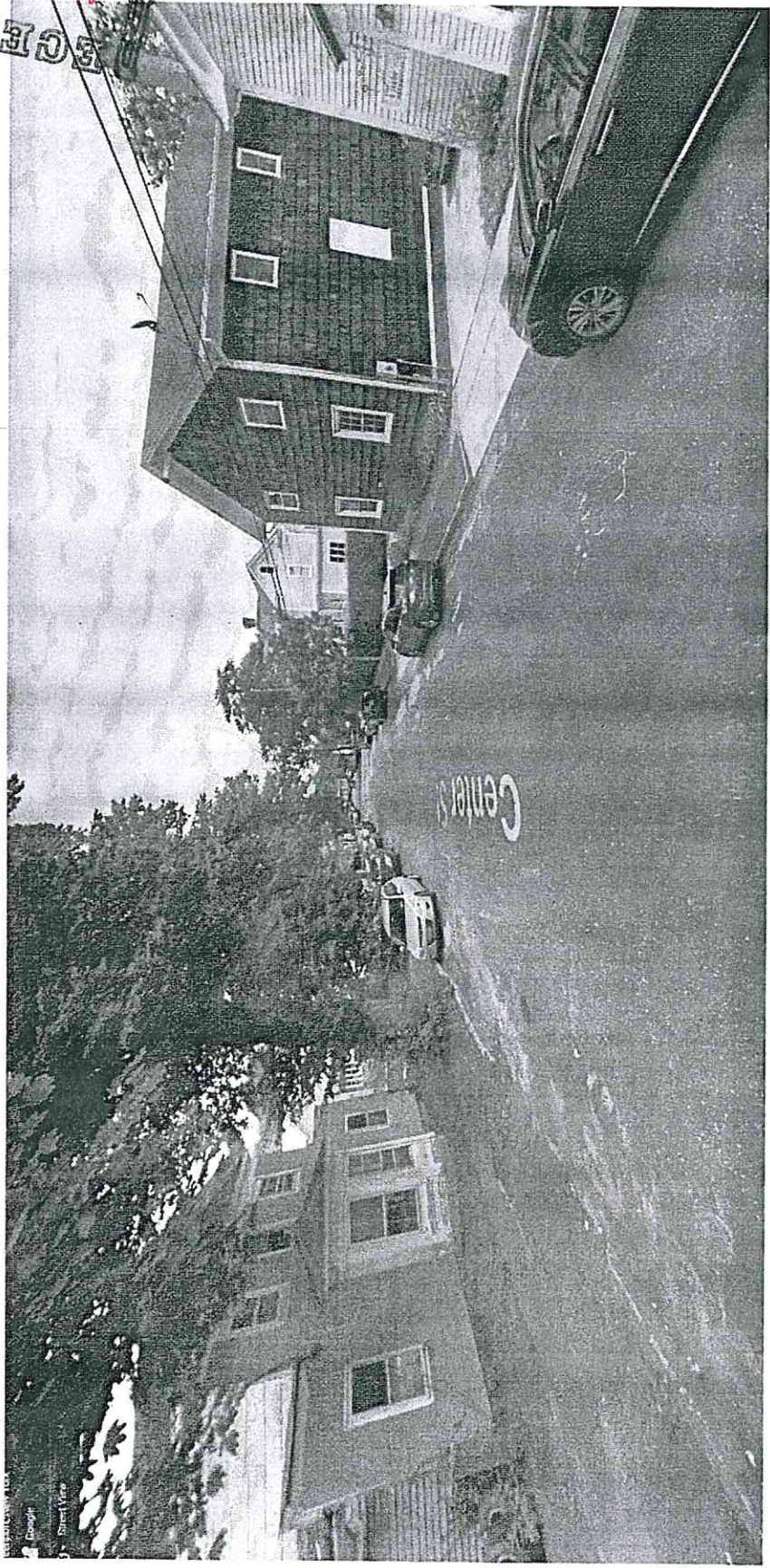
PRINT



439 First Street- accessory barn

AKA 11 Center Street with existing 2nd floor apartment





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Facing East toward First Street

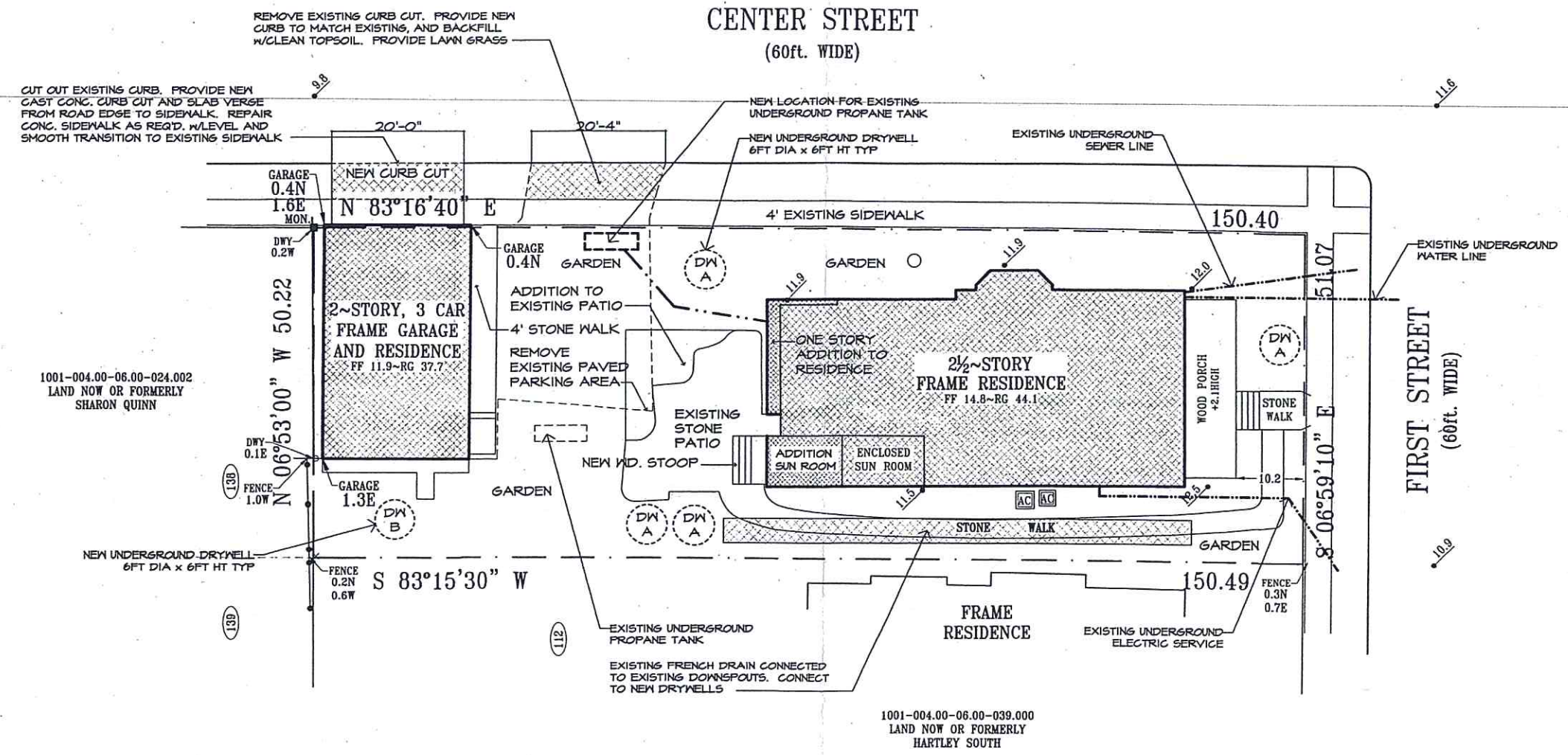
### SITE DATA

SCTM # 1001-4-6-40  
 PROPERTY: 439 FIRST STREET GREENPORT, NY  
 OWNER: JUSTIN BALES  
 PO BOX 2123 GREENPORT, NY 11944  
 TEL. #631 903 2422  
 SITE AREA: 7,551.59 SF = 0.1734 AC  
 ZONING: R-2, Historic District  
 SURVEYOR: LISA McQUILKEN  
 274 East Main Street East Islip, NY 11730  
 631 277 3605  
 DATED: 3/8/16

### DRAINAGE CALCULATIONS

**AREA OF RESIDENCE (DW-A)**  
 DRY WELL AREA x RAINFALL x RUNOFF FACTOR (DW-A) 2,043 SF x (2/12 FT.) x 1.0 = 344 CU. FT.  
 USE: (4) 6' DIAMETER x 6' HIGH POOL  
 (4) 6' x 6' STORM DRAIN RING = 536 CU. FT.  
 PROVIDED 536 CU. FT. > REQUIRED 344 CU. FT.

**AREA OF GARAGE (DW-B)**  
 DRY WELL AREA x RAINFALL x RUNOFF FACTOR (DW-B) 790 SF x (2/12 FT.) x 1.0 = 132 CU. FT.  
 USE: (1) 6' DIAMETER x 6' HIGH POOL  
 (1) 6' x 6' STORM DRAIN RING = 134 CU. FT.  
 PROVIDED 134 CU. FT. > REQUIRED 132 CU. FT.



**SITE PLAN**  
1" = 10'-0"

**RENOVATIONS & ADDITIONS TO THE  
 BALES RESIDENCE**  
 439 FIRST STREET, GREENPORT, NY

**SAMUEL S. & LISA M. McQUILKEN**  
 ARCHITECTS  
 3033 MAIN ROAD  
 CLUTCHMOORE, NEW YORK 11933  
 (631) 277-3605

*HPC.-approved*

PROJECT NO: 1603  
 DRAWN BY: UT  
 CHECKED BY: TS  
 DATE: 6/16/20  
 SCALE: 1" = 10'-0"  
 SHEET TITLE:

**SITE PLAN**

SHEET NO:

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