



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

## HISTORIC PRESERVATION COMMISSION REVIEW

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PURSUANT TO THE PROVISIONS OF CHAPTER 48  
 HISTORIC PRESERVATION LAW OF THE VILLAGE OF GREENPORT

DATE OF APPLICATION: 11/06/2020

LOCATION OF PROPERTY: 449 MAIN STREET, GREENPORT

SUFFOLK COUNTY TAX MAP NUMBER: 1001- 4-7-18

PROPERTY OWNER: 449 MAIN STREET HOLDINGS LLC

ADDRESS: 4317 Begen Avenue, Mattituck, NY 11952 PHONE: [REDACTED]

EMAIL ADDRESS: BENNETTBROKAW@HOTMAIL.COM

ARCHITECT/DESIGNER: John Condon, PE

ADDRESS: 1755 Sigsbee Road, MATTITUCK PHONE: [REDACTED]

EMAIL ADDRESS: condoneng@optonline.net

### Type of Proposed Work

COMMERCIAL     RESIDENTIAL

### Site Work

- FENCE
- DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
- MAJOR EXCAVATION OR REGRADING, OR BERM
- SWIMMING POOL, TENNIS COURT
- OTHER STRUCTURAL LANDSCAPE ELEMENT
- SIGNAGE- SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
  - SIZE OF EACH SIGN
  - COLOR
  - FONT
  - LOCATIONS OF ALL SIGNAGE ON BUILDING
  - PROPOSED MATERIALS

### Landscape Planting

- HEDGE ALONG STREET AND/OR PROPERTY BOUNDARY LINES
- PLANTINGS INTENDED TO SCREEN OTHER WORK DESCRIBED IN THIS APPLICATION

### Buildings

- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- REMOVAL
- ACCESSORY BUILDING

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## Building Alterations

- EXTERIOR WALL MATERIAL - board and battoen-HardiPlank Verticle siding
- ROOF MATERIAL AND COLOR 30 year asphaltic shingles
- CHIMNEY MATERIAL
- FOUNDATION MATERIAL
- DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- WINDOWS (INCLUDING STORM/SCREEN SASH)
- PORCHES AND STEPS
- TRIM
- GUTTERS AND LEADERS
- PAINT AND STAIN
- OTHER

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PROVIDE A GENERAL DESCRIPTION OF THE PROPOSED WORK (USE ADDITIONAL SHEETS IF NECESSARY, REFER TO THE ACCOMPANYING EXHIBITS).

Reconstruction and enlargement of an existing garage to create two accessory apartment units. First floor unit to be 534 sq. ft. 1 bedroom apartment and second floor is a 460 sq. ft. studio apartment.

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LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

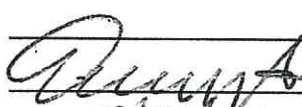
exhibits of siding, color, roofing and window specs will be provided at meeting for discussion

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OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:

 ZBA  
3/21/01

Q u i e t M a n S t u d i o

2 8 0 5 W e s t M i l l R o a d  
M a t t i t u c k , N e w Y o r k

Eileen: 516.818.9754  
eileen@quietmanstudio.com

March 23, 2021

Village of Greenport  
Historic Preservation Commission

Re: 449 Main Street, Greenport, NY

The redevelopment of the existing accessory structure and addition is to be built of the following material:

Roof:

Timberline, Charcoal color architectural shingle

Siding:

James Hardy Board and Batten vertical siding,

Windows and door trim, soffit, and fascia boards:

White composite Versatex or Azek

Windows:

Andersen Window; a series, black exterior/white interior,

Double hung windows to be 4/1, full divided light

Casement windows: grills as shown, full divided light

Doors:

3- 5' x 6'8" Andersen sliding glass doors

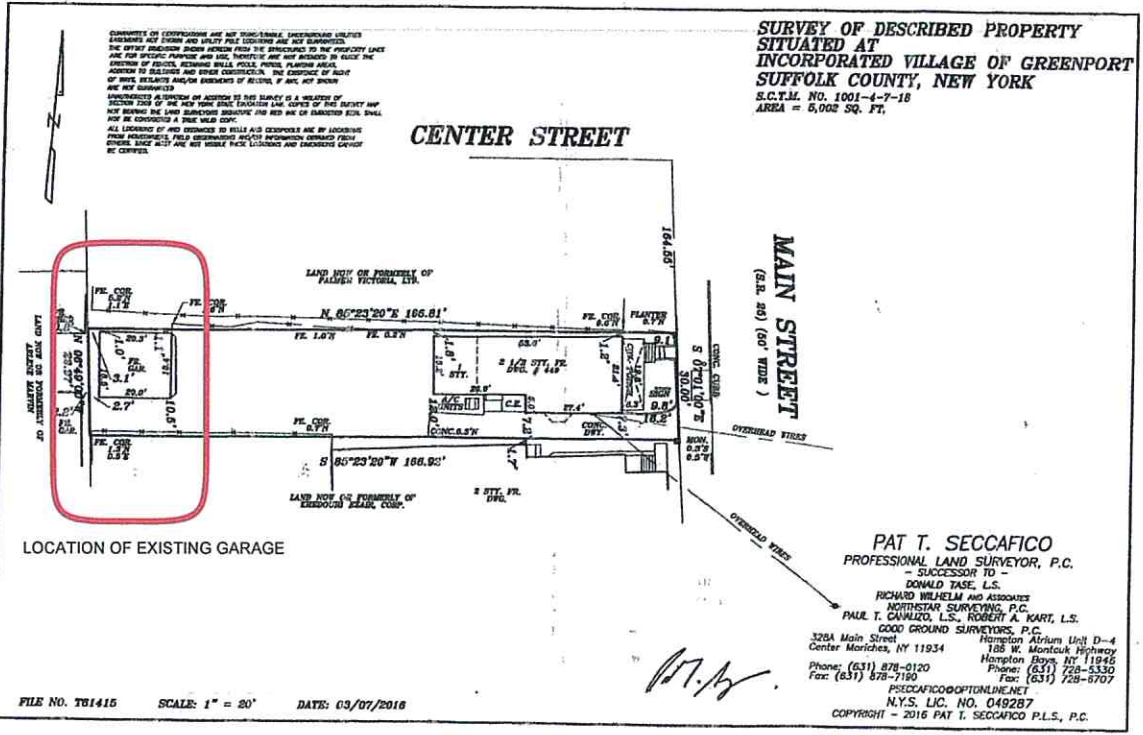
2- Entry doors 3'0" x 6'8" painted finish

Leaders and Gutters

Standard white aluminum

Rear Deck:

Cedar deck with natural wood handrail.



230 4th Street, Greenport, NY 11944

# APPLICATION FOR BUILDING PERMIT

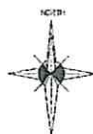
## CONVERSION OF EXISTING GARAGE AND ADDITION

### GENERAL NOTES:

1. ALL WORK MATERIAL AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM BUILDING CODE, AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AND LOCAL AUTHORITIES.
2. ALL CONCRETE SHALL BE STONE AGGREGATE WITH A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
3. ALL LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE #2 OR BETTER.
4. PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS, POSTS AND PARALLEL PARTITIONS, EXCEPT AS NOTED ON DRAWING.
5. BRIDGING TO BE PROVIDED FOR ALL JOISTS AND FLOOR BEAM. SPACING NOT TO EXCEED 8 FT.
6. ALL DIMENSIONS AND GRADE CONDITIONS TO BE VERIFIED BY CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION AND ORDERING OF MATERIALS. THIS FOUNDATION HAS BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF TWO (2) TSF AND GRADES LESS THAN 5%. CONTRACTOR SHALL VERIFY THAT THESE CONDITIONS ARE MET. ALL FILL BENEATH CONCRETE SLABS TO BE COMPACTED TO 95% RELATIVE DENSITY.
7. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM IS INSTALLED.
8. ALL HEADERS 6 FT IN LENGTH AND OVER TO BE SUPPORTED BY DOUBLE UPRIGHTS, 9 FT AND OVER BY TRIPLE UPRIGHTS. ALL HEADERS TO BE MINIMUM OF (2) 2x8" OR AS NOTED
9. PROVIDE FIRESTOPPING AT ALL LEVEL PENETRATIONS.
10. PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR DOORS, WINDOWS, DECKS, ETC.
11. DO NOT SCALE DRAWINGS
12. DESIGN CONSULTANTS OR RECORD ARCHITECT-ENGINEER ARE NOT RESPONSIBLE FOR THE INSPECTION, SUPERVISION, OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT. FEDERAL, STATE AND LOCAL ZONING AND BUILDING CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S).
13. DESIGNER, ARCHITECT, OR ENGINEER MUST BE NOTIFIED IN WRITING BEFORE ANY CHANGES ARE MADE TO PLANS.
14. ELECTRICAL AND MECHANICAL COMPONENTS TO BE DESIGNED AND SPECIFIED BY OTHERS.
15. CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSURANCE NECESSARY TO PROTECT THE ENGINEER AND OWNER.

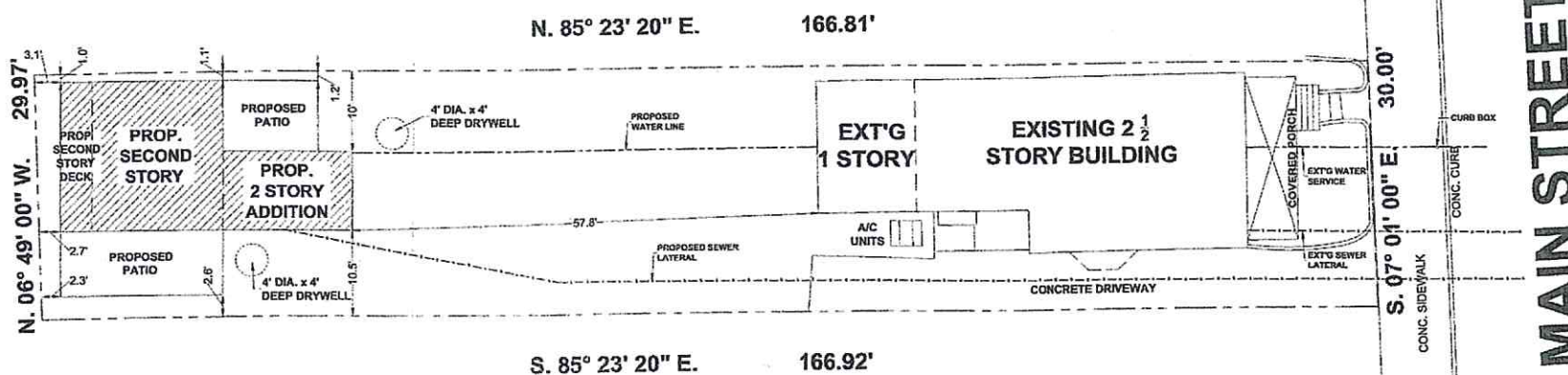
### DESIGN CRITERIA:

	LIVE LOAD	DEAD LOAD
GROUND SNOW LOAD	25 PSF.	15 PSF.
LIVING AREAS AND DECKS	40 PSF.	15 PSF.
SLEEPING AREA	30 PSF.	15 PSF.
ATTIC	20 PSF.	15 PSF.
WIND SPEED	140MPH	
SEISMIC DESIGN CATEGORY	B	
WEATHERING	SEVERE	
FROST LINE DEPTH	36"	
TERMITE	MOD. - HVY.	
DECAY	SLIGHT	
ICE SHEILD REQ.	YES	



### NOTE

TOTAL LOT COVERAGE = 39.5%  
 PATIO AND DECK (387 S.F.) + BUILDINGS (1,536 S.F.) / TOTAL LOT (4,991 S.F.)



### SITE PLAN

PROPERTY LOCATED AT:  
 449 MAIN STREET GREENPORT, NY 11944  
 VILLAGE OF GREENPORT, TOWN OF SOUTHOLD  
 COUNTY OF SUFFOLK, STATE OF NEW YORK  
 DISTRICT: 1001 SECTION: 4 BLOCK: 7 LOT: 18

SITE PLAN BASED ON INFORMATION FROM  
 THE SURVEY DONE BY:  
 PAT. T. SECCAFICO PROFESSIONAL LAND SURVEYORS, P.C.  
 DATED: MAR. 7, 2016

LOT SIZE	
4,991 S.F.	
BUILDINGS	PATIO AND DECK
EXISTING 1008 S.F.	EXISTING 128 S.F.
PROPOSED 180 S.F.	PROPOSED 299 S.F.
GARAGE/SHED 310 S.F.	TOTAL 387 S.F.
TOTAL 1,536 S.F.	

ROOF RUN-OFF
88 CF.

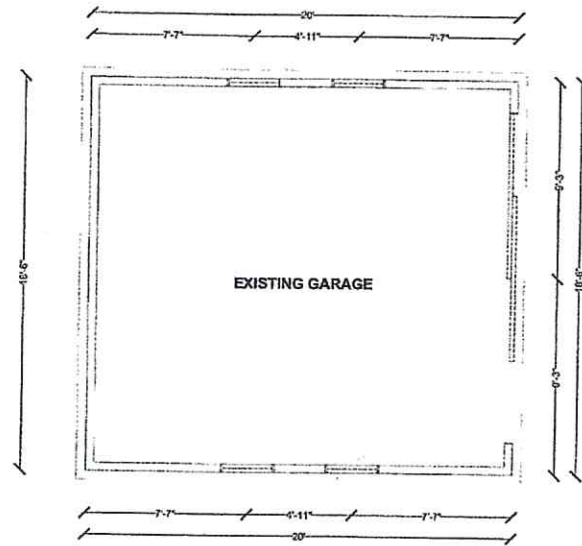
DATE:
JAN. 29, 2020
REVISIONS:
NOV. 20, 2020

449 MAIN HOLDINGS LLC  
 449 MAIN STREET GREENPORT, NY 11944

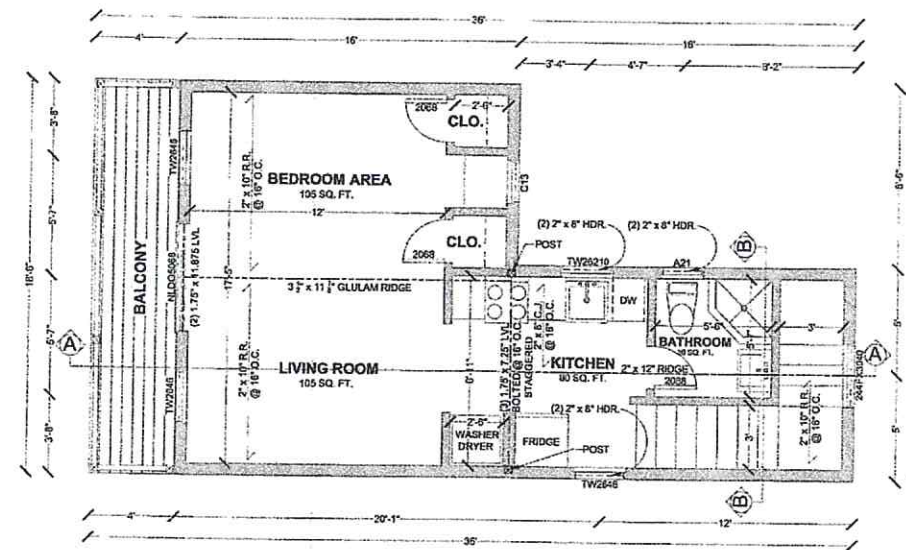
**Condon Engineering, P.C.**  
 1755 Sigsbee Road  
 Mattituck, NY 11952



SCALE:  
 1" = 10'-0"  
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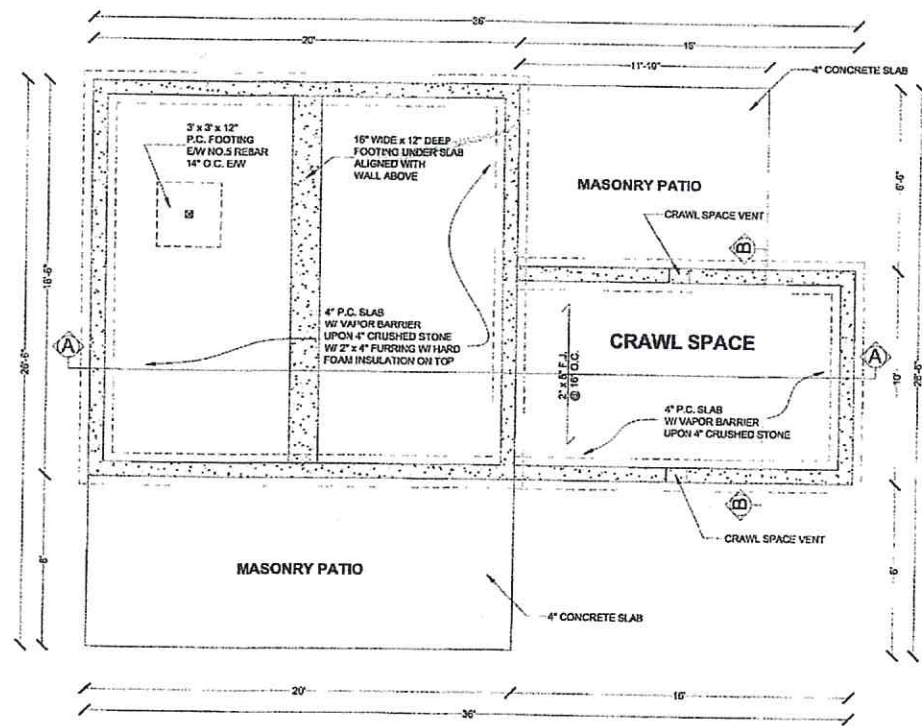


EXISTING FLOOR PLAN

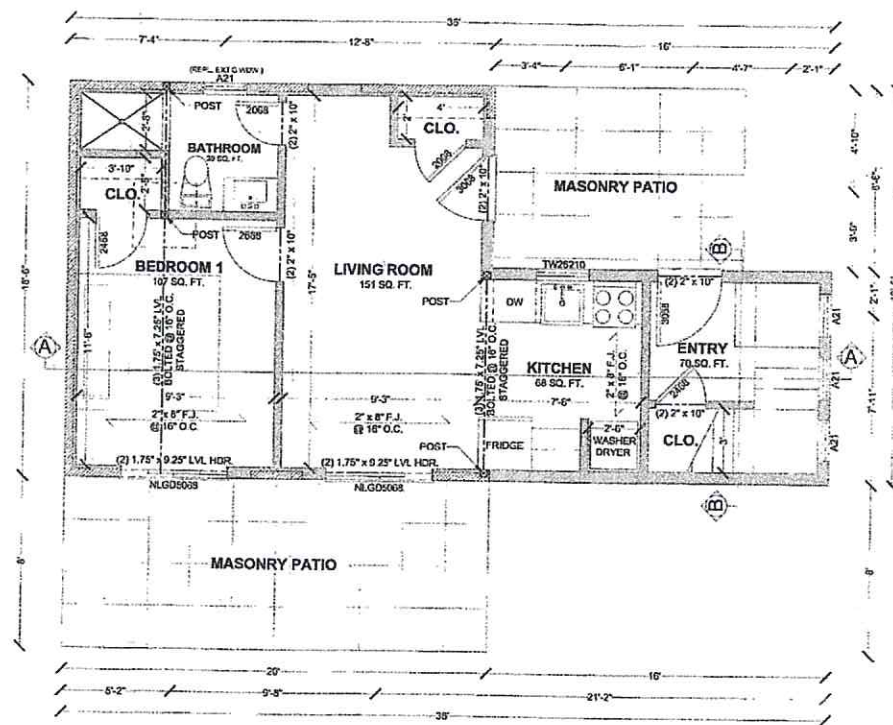


PROPOSED SECOND FLOOR PLAN

- Foundation Notes:**
- The contractor is to verify all measurements in the field and any discrepancies are to be brought to the Engineer prior to construction.
- 1 - All concrete 4,000 psi after 28 days minimum.
  - 2 - All rebar ASTM A-615 Grade 60.
  - 3 - Footings are to be installed on undisturbed virgin soil. The bottoms of all footings are to be installed a minimum of 3' below grade unless indicated otherwise.
  - 4 - All snap off form ties are to be removed and remaining openings are to be sealed/grouted.
  - 5 - The foundation contractor shall coordinate with the plumbing and electrical contractors relative to installation of sleeves and other penetrations prior to pouring concrete.
  - 6 - Install isolation joints along foundation walls and at column and other floor penetrations.
  - 7 - Installed contraction joints in the cellar floor slab every 18' minimum.
  - 8 - Foundation excavation is not to be back filled prior to the installation of the floor framing.
  - 9 - Backfill along foundation walls is to be clean material and is to be mechanically compacted in 6" lifts to 95% of maximum dry density.
  - 10 - Follow cold weather concrete treatment relative to add mixtures in accordance with ACI 212.3R. Use Air-Entraining admixtures per ASTM C260, AASHTO M154 or Water Reducing and Set-Controlling Admixtures per ASTM C494, AASHTO M 194 only. Do not use Calcium Chloride or other corrosive type admixtures.



PROPOSED FOUNDATION PLAN



PROPOSED FIRST FLOOR PLAN

- LEGEND**
- REMOVE ITEM
  - EXISTING WALL
  - NEW WALL

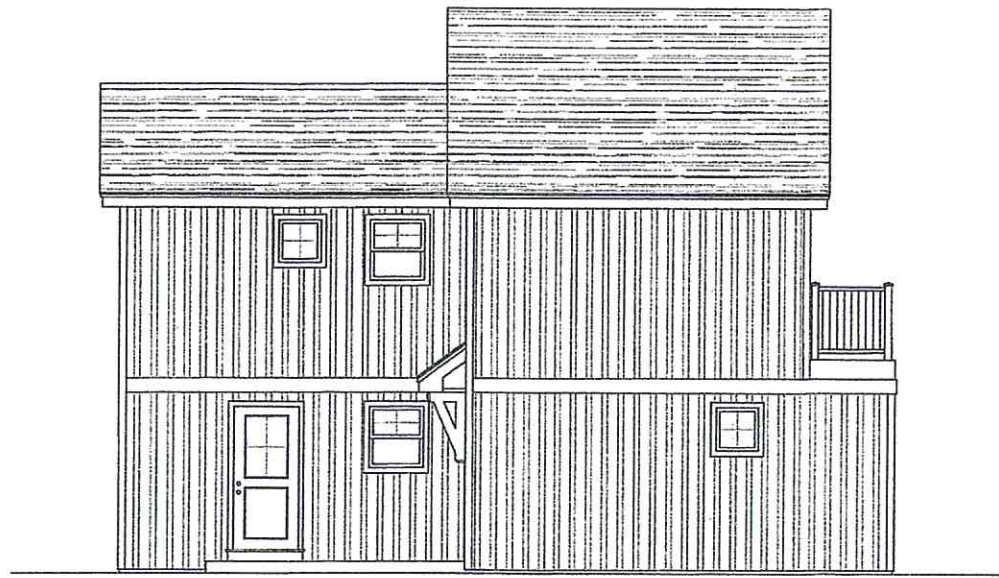


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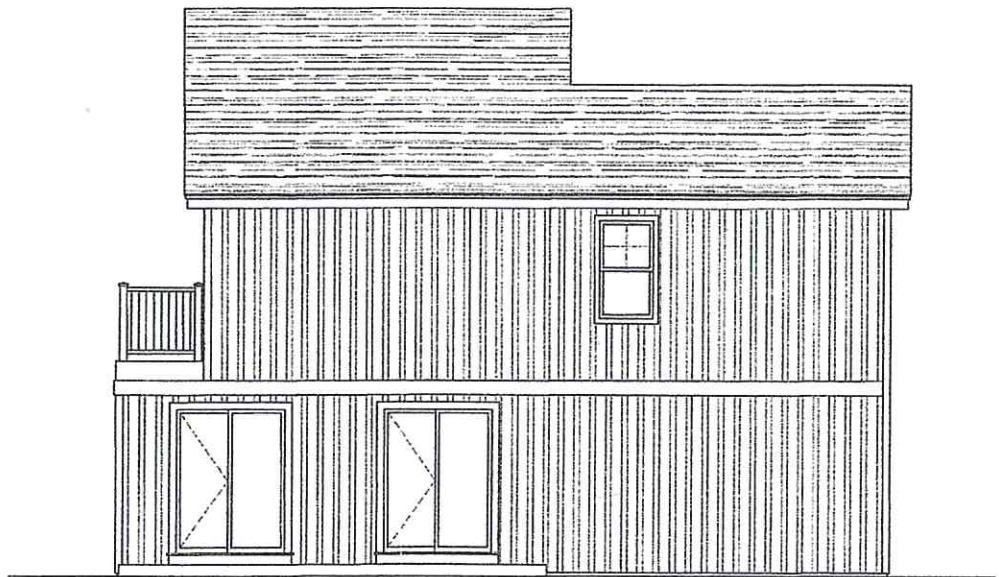
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PROPOSED NORTH ELEVATION



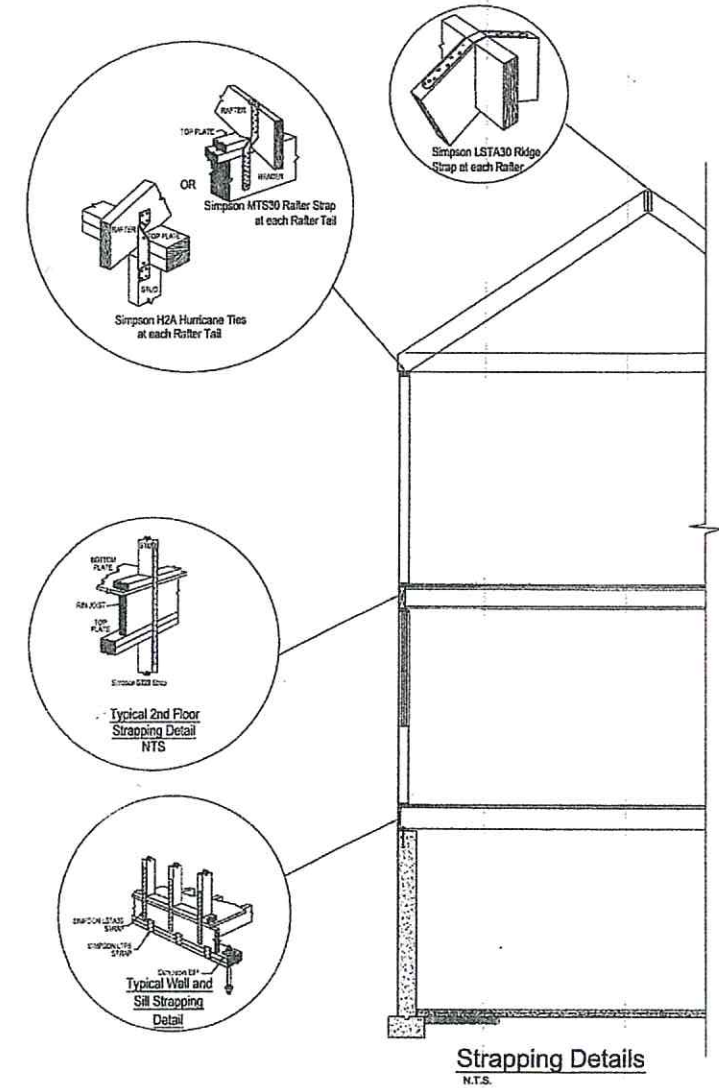
PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION



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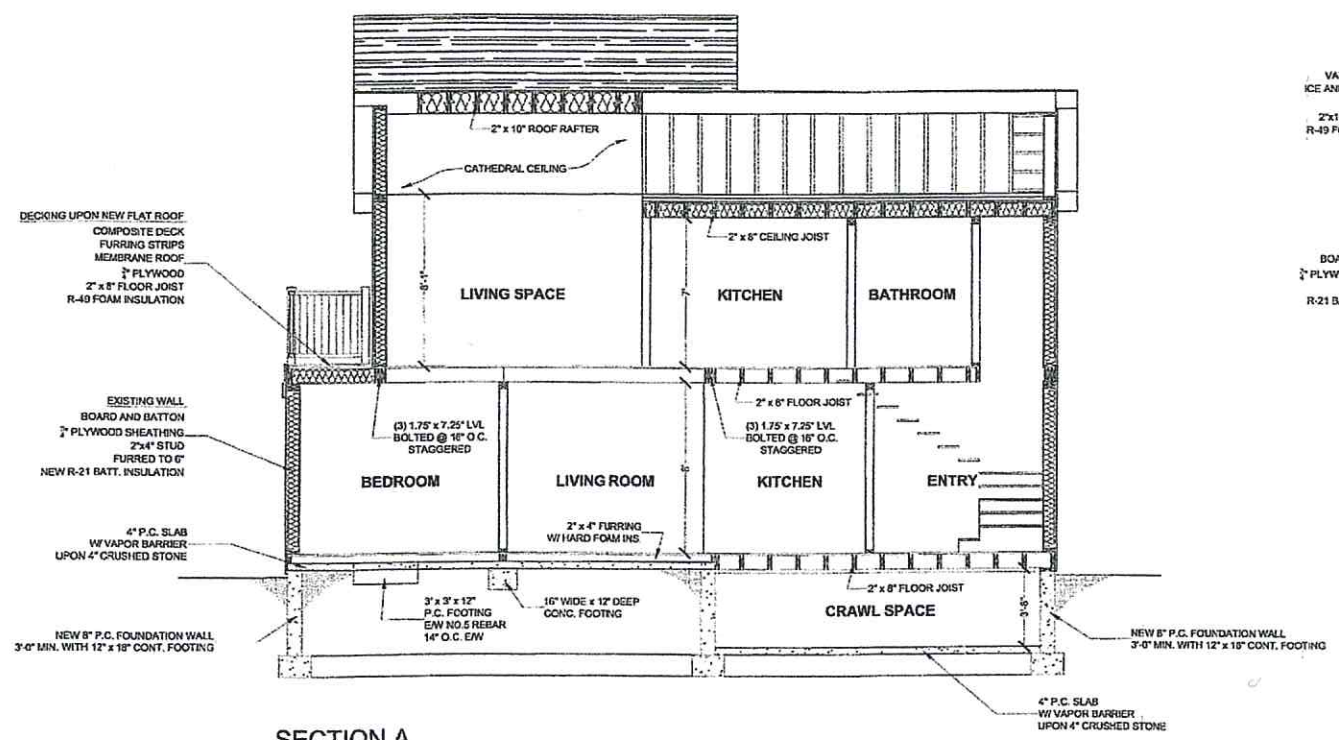
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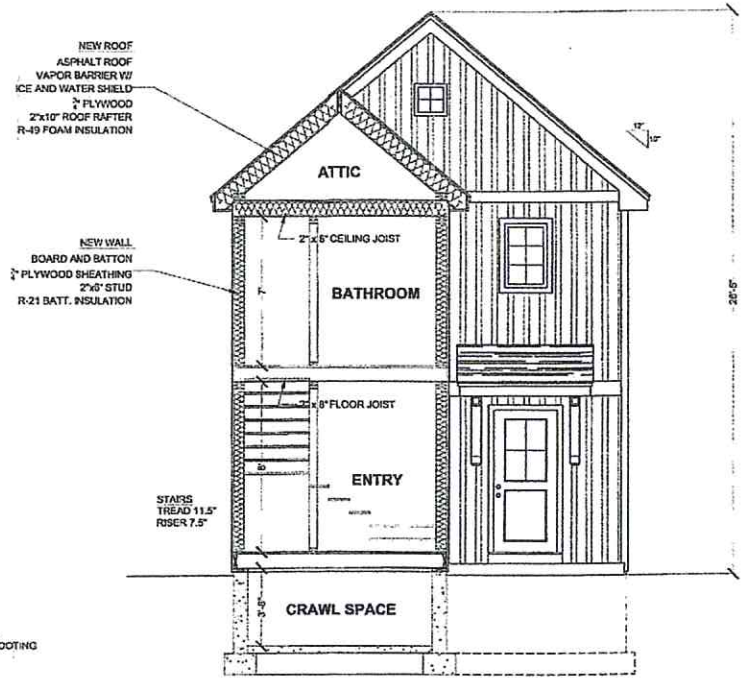


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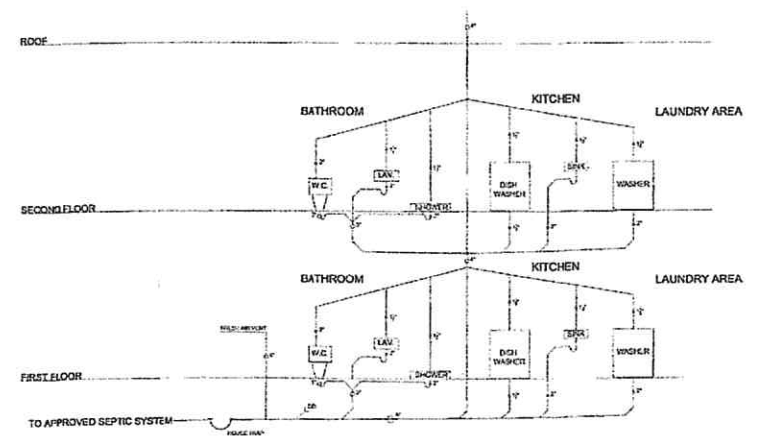
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SECTION A



SECTION B



WINDOW SCHEDULE

UNIT	QTY.	BRAND	MAN. CODE	SIZE	TYPE	NOTES
A	1	ANDERSEN	244FX3040	3040	PICTURE	FULL DIVIDED GRILL
B	1	ANDERSEN	C13	2030	CASEMENT	FULL DIVIDED GRILL
C	3	ANDERSEN	244FX1816	1816	TRANSOM	FULL DIVIDED GRILL
D	5	ANDERSEN	A21	2020	AWNING	FULL DIVIDED GRILL, TEMPERED
E	2	ANDERSEN	TW26210	26210	DBL. HUNG	FULL DIVIDED GRILL
F	1	ANDERSEN	TW2645	2645	DBL. HUNG	FULL DIVIDED GRILL, TEMPERED
G	2	ANDERSEN	TW2648	2648	DBL. HUNG	FULL DIVIDED GRILL
H	3	ANDERSEN	NLGD5068	5068	SLIDING DOOR	NO GRILL
I	2	N/A	3068	3068	EXT. DOOR	STYLE DECIDED BY OWNER
J	5	N/A	2068	2068	INT. DOOR	STYLE DECIDED BY OWNER
K	2	N/A	2468	2468	INT. DOOR	STYLE DECIDED BY OWNER
L	1	N/A	2668	2668	INT. DOOR	STYLE DECIDED BY OWNER

Framing Notes:

- The contractor is to verify all measurements in the field and any discrepancies are to be brought to the attention of the Engineer prior to construction.
- Wood Framing**
- All lumber is to be No. 2 or better Douglas Fir Larch (N) with the following minimum specifications:  
 Fb = 825 psi  
 Fv = 95 psi  
 Fc perp = 625 psi  
 E = 1,600,000 psi
  - All Parallam (PSL) Lumber is to have the following minimum specifications:  
 Fb = 2,900 psi  
 Fv = 290 psi  
 Fc perp = 750 psi  
 E = 2,000,000 psi
  - All Microllam (LVL) Lumber is to have the following minimum specifications:  
 Fb = 2,600 psi  
 Fv = 285 psi  
 Fc perp = 750 psi  
 E = 1,500,000 psi
  - All Glued Laminated Beams (GLB) aka Anthony Power Beam are to have the following minimum specifications:  
 Fb = 3,000 psi  
 Fv = 300 psi  
 Fc perp = 805 psi  
 E = 2,100,000 psi
  - All beams fabricated with multiple Laminated Veneer Lumber boards are to be nailed/bolted in accordance with the manufacturer's specifications.
  - All TJs are to be installed in accordance with the manufacturer's specifications and shall include squash blocking and web stiffeners at bearing points on girders and other load bearing areas.
  - All straps, connectors, plates, bolts, nails, etc. are to be galvanized or stainless steel. Designated connectors, strap etc. on these drawings are made by Simpson unless indicated otherwise. All connectors, straps etc. are to be nailed/bolted in accordance with the manufacturer's specifications.
  - All floor sheathing is to be 5/8 inch AC type plywood, tongue and groove, with an APA span rating of 48/24. Floor sheathing shall be glued and screwed to the floor joists (6" O.C. edges and 12" O.C. field).
  - All wall sheathing is to be 15/32 inch APA Rated Exposure 1 plywood and shall be nailed with 10d common nails 6" O.C. edges and 12" O.C. field.
  - Solid blocking is to be installed every 8' max or mid span of all floor joists with spans exceeding 8'.
  - Double joists are to be installed below parallel walls.
  - Blocking is to be installed at: all point load bearing points.
  - Walls are to be framed with 2x6 inch studs spaced 16 inches OC unless indicated otherwise.
  - All bolts nuts and washers are to be hot dipped galvanized.

Steel Notes:

- All steel is to be ASTM Specification A-992-50
- All Tube Steel ASTM A500-GR-46
- All bolted connections are to be made with A-325 bolts.
- All welded connections are to be done by a certified welder and conform to AWS and AISC standards.
- All weld joints are to use E70XX electrodes.
- Steel is to be cleaned and shop prime with one coat Tnemec 37-77 W Chem-Prime at 2.0 - 3.0 MDF.
- 1/2" web stiffeners are to be installed at all point load bearing points and over all column supports.
- All columns are to be bolted to steel girders with 1/2" bolts and to wood girders with 1/2" lag bolts.
- All girder splices are to be made above columns.

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SCALE:  
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