



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

FEE: APPEAL NO.:
 DATE ASSIGNED:
 DATE SUBMITTED:

ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE APPLICATION

IS THIS PROPERTY IN THE HISTORIC DISTRICT? YES NO

IF YOU ANSWERED YES, COMPLETE FORM-HPC1

HOUSE NO. 624 STREET First Street, GREENPORT, NY 11944

SCTM 1001 SECTION 2 BLOCK 6 LOT 49.2 ZONE R2 LOT
 SIZE 7558 sq. ft.

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR
 DATED February 28 BASED ON MAP DATED 2/12/20 Peconic Surveyors 4/13/18

APPLICANT(S)/OWNER(S): Janice Claudio Revocable Trust, Contract Vendee

MAILING ADDRESS: 2006 Gull Pond Lane, Greenport, NY 11944

TELEPHONE: 631.806.9421 FAX#: EMAIL: janclaudio2018@gmail.com

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: David J. Gilmartin, Jr FOR OWNER

AGENT'S ADDRESS: 50 Station Rd., Bldg. 1, Water Mill

TELEPHONE: 631.537.3100 FAX: 631.367.0782 EMAIL: dgilmartin@farrellfritz.

PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAIL TO, FROM THE NAMES ABOVE:

APPLICANT/OWNER, OR AUTHORIZED REPRESENTATIVE, OR OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED 2/13/20 AND DENIED AN APPLICATION DATED Feb. 28th FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE _____ SECTION 150- 12 (A) SUBSECTION _____
13 A(1)(B)

TYPE OF APPEAL. AN APPEAL IS MADE FOR:

A VARIANCE TO THE ZONING CODE OR ZONING MAP.
 INTERPRETATION OF THE VILLAGE CODE. ARTICLE _____ SECTION _____

A PRIOR APPEAL HAS, NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. _____ YEAR _____
 (PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)

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BY: Form ZBA1

NAME OF OWNER: Janice Claudio Revocable Trust, as contract vendee

REASON FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

AREA VARIANCE REASONS:

1. WHETHER AN UNDESIRABLE CHANGE WILL BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY THE GRANTING OF THE AREA VARIANCE;

See addendum

2. WHETHER THE BENEFIT SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE;

See Addendum

3. WHETHER THE REQUESTED ARE VARIANCE IS SUBSTANTIAL;

See addendum

4. WHETHER THE REQUESTED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT;

See addendum

5. WHETHER THE ALLEGED DIFFICULTY WAS 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.

See addendum

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND: NO. YES. (PLEASE FURNISH COPY).



SIGNATURE OF APPELLANT OR AUTHORIZED AGENT


Farrell Fritz, P.C.

David J. Gilmartin, Jr.

PRINT NAME

(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF 6th OF July 2020


NOTARY PUBLIC

PATRICIA M. NUNEZ
Notary Public, State of New York
No. 01NU6121592
Qualified in Suffolk County
Commission Expires 1-8-2021

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Form ZBA1

**Addendum to the Application of
Janice Claudio Revocable Trust
624 First Street, Greenport**

The applicant is requesting 3 variances to allow for a small expansion of the existing structure as well as the construction of a new garage. The first request is a side yard variance from the north property line from the existing 7.4 feet to 3.5 feet to allow for a one story addition. Applicant is also requesting a lot coverage variance from the required 30% to 35.5% to allow for 3 modest additions to the first floor of the building and the construction of an accessory garage. The proposed garage requires relief from the side and rear yard set backs from 5 feet to 3 feet. The expansion of the house will allow for the construction of a master bedroom on the first floor as well as an expansion to provide additional living space on the first floor where Ms. Claudio intends to reside as she ages. The house is historic and does not have storage capacity in the basement or the attic so the applicant is requesting an enlarged garage to accommodate storage needs.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

A grant of the requested variance will not have a negative impact on the neighborhood. This neighborhood is characterized by large two story houses. If the variances are granted, the improvements on the property will be consistent with the surrounding neighborhood. In fact, 17 of the 18 homes on First Street between North and Broad Streets are two stories.

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

The benefit sought by the applicant can only be achieved through an area variance. Ms. Claudio would like to construct a first floor master bedroom so that she can gracefully retire in the house. Also, the house does not have a basement or attic that can be used for storage. Therefore, Ms. Claudio needs the variances necessary to construct an expanded garage that will accommodate the storage needs.

3. Whether the requested area variance is substantial.

The requested variances are not substantial. The side yard variance is for a 60 square foot one story addition; no part of which would be located any closer to the lot line than the existing house. The lot coverage variance is only 3.9% and the requested set back relief is from 5 feet to 3 feet or 40%. Based upon the placement of the structures, the variances will not negatively impact any direct neighbor and therefore the variances are not substantial.

4. Whether the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The requested variances will not have a negative impact on the environment. Area variances are designated as Type II actions under the New York State Quality Review

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Act ("SEQRA"). The NY State DEC has categorically determined that area variances will not have a negative impact on the environment.


5. **Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but not necessarily preclude the granting of the area variance.**

The variances requested would be self created but they should not preclude the granting of these area variances.


Applicant Signature

David J. Gilmore, Jr.
Print Name

Sworn to before me this
6th day of July, 2020



Notary Public
PATRICIA M. NUNEZ
Notary Public, State of New York
No. 01NU6121592
Qualified in Suffolk County
Commission Expires 1-8-2021

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ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND?

NO. YES. (PLEASE FURNISH COPY).

[Handwritten Signature]

SIGNATURE OF APPELLANT OR AUTHORIZED AGENT
(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF July 2020

[Handwritten Signature]

NOTARY PUBLIC

PATRICIA M. NUNEZ
Notary Public, State of New York
No. 01NU6121592
Qualified in Suffolk County
Commission Expires 11/8/2021

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Form ZBA2



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DECLARATION
Number of Pages: 5
Receipt Number : 17-0219908

Recorded: 12/11/2017
At: 12:45:05 PM

LIBER: D00012941
PAGE: 762

District: 1001 Section: 002.00 Block: 06.00 Lot: 049.001

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$25.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$0.00	NO	Notation	\$0.00	NO
Cert.Copies	\$6.25	NO	RPT	\$200.00	NO
			Fees Paid	\$271.25	

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

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BY:

1 2

Number of pages 5

RECORDED
2017 Dec 11 12:45:05 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000012941
P 762

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 FEES

Page / Filing Fee 25
 Handling 20.00
 TP-584 _____
 Notation _____
 EA-52 17 (County) _____ Sub Total 45
 EA-5217 (State) _____
 R.P.T.S.A. 200.00
 Comm. of Ed. 5.00
 Affidavit _____
 Certified Copy 15.00
 NYS Surcharge _____ Sub Total 200.00
 Other _____ Grand Total 271.25



2 Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or
 Spec./Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax _____
 Mansion Tax _____
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.
 YES _____ or NO _____
 If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist. 3536474 1001 00200 0600 049001

Real Property Tax Service Agency Verification
PTS
R LPA A
11-DEC-17

5 Community Preservation Fund

Consideration Amount \$ _____
CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
JAMES OLINKIEWICZ
PO Box 591
SHELTER ISLAND HEIGHTS NY
11965

Improved _____
Vacant Land _____
TD _____
TD _____
TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
Co. Name _____
Title # _____

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached DECLARATION made by:
(SPECIFY TYPE OF INSTRUMENT)

5 PHEASANT LANE SHELTER ISLAND INC.

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO _____
In the TOWN of BOOTHBURY
In the VILLAGE of GREENPORT
or HAMLET of _____

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.
12-0104-10703AA (over)

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BY: _____

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION, made as of this 21 day of November, 2017, by 5 Pheasant Lane Shelter Island Inc having principal offices located at 77 North Midway Road, Shelter Island, New York 11964 hereinafter referred to as the "Declarant," as owner of the premises described in "Schedule A" annexed hereto, hereinafter referred to as the "premises".

WITNESSETH

WHEREAS, Declarant has applied to the Planning Board of the Village of Greenport for approval of a standard three-lot subdivision; and

WHEREAS, the Planning Board has determined that such subdivision approval be granted, provided that the owner of the premises make this declaration setting forth certain covenants and restrictions regarding the use of the premises; and

WHEREAS, Declarant deems it to be in the best interest of Declarant, Declarant's successors and assigns, and the Village of Greenport, to impose certain covenants and restrictions upon the use of the premises, and desires to hereby impose those covenants and restrictions;

NOW THEREFORE, in consideration of the foregoing, Declarant hereby declares that the said premises are now held and shall be conveyed subject to the following covenants and restrictions:

1. Any residences located on the lots created by this subdivision shall be limited to use as single-family residences.

Declarant and declarant's successors and assigns, shall include these covenants and restrictions in every instrument of conveyance to grantee, vendee, lessee, mortgagee, or other person or entity acquiring an interest of whatever kind or nature in the premises, expressly subjecting the conveyance thereof to these covenants and restrictions. These covenants and restrictions, however, shall apply to and govern the use and occupancy of the premises, notwithstanding the failure to set them forth or include them in any instrument of conveyance.

These covenants and restrictions shall be construed to be in addition to and not in derogation of limitation of any relevant provisions of local, state, and federal laws, ordinances, or regulations in effect at the time of the execution of this agreement, or at the time such laws, ordinances, or regulations may thereafter be promulgated, amended or revised.

These covenants and restrictions shall be enforceable by the Planning Board of the Village of Greenport, by injunctive relief or other remedy at equity or at law. The failure of the Planning Board to enforce the same shall not be deemed to affect the validity of these covenants

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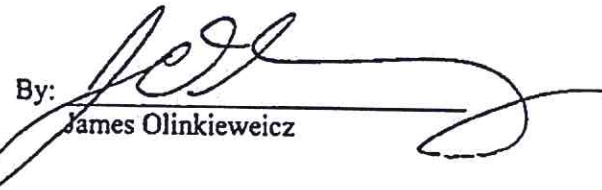
BY:

and restrictions nor to impose any liability whatsoever upon the Planning Board of the Village of Greenport or any officer or employee thereof.

These covenants and restrictions shall run with the land and shall be binding upon Declarant, Declarant's successors and assigns, and upon all persons or entities claiming under them, and can be terminated, revoked, or amended only by either the owner of the premises or by the owners of a majority of the lots on the subdivision map and only with the written consent of a majority plus one of the Planning Board of the Village of Greenport, after a public hearing held on ten (10) days' notice.

If any section, subsection, paragraph, clause, phrase, or provision of these covenants and restrictions shall be adjudged illegal, unlawful, invalid, or held to be unconstitutional by a court of competent jurisdiction, that judgment shall not affect the validity of these covenants as a whole, or any provision hereof, other than the part so adjudged to be illegal, unlawful, invalid, or unconstitutional.

IN WITNESS WHEREOF, Declarant has caused this instrument to be duly executed on the date and year first above written.

By: 
James Olinkiewicz

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BY:

ACKNOWLEDGMENT

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

On the 10th day of ~~November~~ ^{December} in the year 2017, before me, the undersigned, personally appeared James Olinkiewicz, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted and executed the instrument.


Notary Public

DOREEN E. TYBAERT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TY6274186
Qualified in Suffolk County
Commission Expires Dec. 31, 2020

RECORD AND RETURN TO:

Village Clerk
Village of Greenport
236 Third Street
Greenport, New York 11944

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BY:

SCHEDULE A DESCRIPTION

Amended 12/14/2016

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly side of First Street distant 178.09 feet northerly from the corner formed by the intersection of the easterly side of First Street and the northerly side of North Street;

RUNNING THENCE North 6 degrees 48 minutes 40 seconds West along the easterly side of First Street, 128.05 feet to land now or formerly of Pollack;

THENCE North 83 degrees 34 minutes 30 seconds East along said land, 135.24 feet to land now or formerly of McDonald;

THENCE along said land the following 2 courses and distances:

1. South 6 degrees 49 minutes 40 seconds East, 5.16 feet to a point;
2. North 83 degrees 34 minutes 30 seconds East, 165.30 feet to the westerly side of Main Street;

THENCE South 6 degrees 49 minutes 40 seconds East along the westerly side of Main Street, 101.00 feet to land now or formerly of Grocock;

THENCE South 84 degrees 22 minutes 00 seconds West along said land, 165.34 feet to a point

THENCE South 6 degrees 49 minutes 40 seconds East still along said land of Grocock 23.17 feet to land now or formerly of Buckley and Van Tuyt;

THENCE South 83 degrees 34 minutes 30 seconds West along said land 135.28 feet to the easterly side of First Street, the point or place of BEGINNING.

FOR CONVEYANCING ONLY: Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

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Applicant's Project Description

APPLICANT: JANICE CLAUDIO DATE: 7-1-2020

I. FOR DEMOLITION OF EXISTING BUILDING AREAS

PLEASE DESCRIBE AREAS BEING REMOVED: 16' x 14.5' ADDITION IN REAR & PORCH TO BE REMOVED, ALL WINDOWS, SIDING, ROOF MATERIAL SHEETROCK IN REST OFF HOUSE TO BE REPLACED

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):

DIMENSIONS OF FIRST FLOOR (EXTENSION): _____

DIMENSION OF SECOND FLOOR: 24' x 50' UNCHANGED

HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): 23'-0" ± UNCHANGED

IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT (ABOVE GROUND)

MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: 2'-0" ±

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).

NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS: 2 STORY FRAME HOUSE WITH ONE STORY ADDITION IN REAR

NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: SAME 2 STORY FRAME HOUSE WITH LARGER ONE STORY ADDITION AND DETACHED GARAGE IN REAR

III. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:

EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 1,420 = 18.8%

PROPOSED INCREASE OF BUILDING COVERAGE: 1,760 = 16.7%

SQUARE FOOTAGE OF YOUR LOT: 7,557.9

PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 35.5

V. PURPOSE OF NEW CONSTRUCTION: SINGVE FAMILY RESIDENCE WITH FIRST FLOOR MASTER SUITE AND NEW DETACHED GARAGE. ALSO NEW SUNROOM ON FIRST FLOOR.

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Zoning Board of Appeals Application Authorization

WHERE THE APPLICANT IS NOT THE OWNER

I, 5 Pleasant Ln Shelter Island Inc. RESIDING AT 621 Main St Greenport NY
(PRINT PROPERTY OWNER'S NAME) (MAILING ADDRESS)

DO HEREBY AUTHORIZE Farrell Fritz PC (for Janice Claudio, Ravenna Trust)
(AGENT)

TO APPLY FOR VARIANCE(S) ON MY BEHALF FROM THE GREENPORT VILLAGE ZONING BOARD OF APPEALS.

THE PROPERTY IS LOCATED AT 624 First Street, GREENPORT, NY.

SCTM # 1001- Section 2 Block 6 Lot 49.2 Zone R2

[Signature]
(OWNER'S SIGNATURE)

James Olinkiewicz
(PRINT OWNERS NAME)

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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.

Part 1 - Project and Sponsor Information			
Janice Claudio Revocable Trust			
Name of Action or Project: 624 First Street			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: The applicant is requesting 3 variances to allow for a small expansion of the existing structure as well as the construction of a new garage. The first request is a side yard variance from the north property line from the existing 7.4 feet to 3.5 feet to allow for a one story addition. Applicant is also requesting a lot coverage variance from the required 30% to 33.9% to allow for 3 modest additions to the first floor of the building and the construction of an accessory garage. The proposed garage requires relief from the side and rear yard set backs from 5 feet to 3 feet. The expansion of the house will allow for the construction of a master bedroom on the first floor as well as an expansion to provide additional living space on the first floor where Ms. Claudio intends to reside as she ages. The house is historic and does not have storage capacity in the basement or the attic so the applicant is requesting an enlarged garage to accommodate storage needs.			
Name of Applicant or Sponsor: David J. Gilmartin, Jr. - FarrellFritz, P		Telephone: 631-537-3100 E-Mail: dgilmartin@farrellfrtiz.c	
Address: 50 Station Rd., Bladg. 1			
City/PO: Water Mill		State: NY	Zip Code: 11976
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7,558 s f	
b. Total acreage to be physically disturbed?		7,558 s f	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7,558 s f	
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			

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BY:

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	<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?	<input 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 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO	YES	
	<input checked="" 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"/>	
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	NO	YES	
	<input checked="" 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			

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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>APPLICATION OF CLAUDIO</u> Date: <u>7.6.20</u>		
Signature: <u>[Signature] - AGENT</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"/>

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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.

<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)

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BY:



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: February 28, 2020

To: Peter DeNicola
1695 Chablis Path
Southold, New York 11971

PLEASE TAKE NOTICE that your application dated February 14, 2020 for additions and an accessory building at property located at 624 First Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

150-12 A

Front Yard: R-2 – One Family Dwelling: 30-feet.

The plans show a front yard setback of 11-feet, 4-inches. The minimum front yard setback is 30-feet. This would require an area variance of 18-feet, 8-inches.

2. Side Yard Setback Requirements.

150-12 A

Side Yard: R-2 – One Family Dwelling: 10-feet.

The plans show a side yard setback of 2-feet, 4-inches. The minimum side yard setback is 10-feet. This would require an area variance of 8-feet, 8-inches.

3. Lot Coverage Requirements.

150-12 A

Lot Coverage: R-2 – One Family Dwelling: 30%.

The plans show a proposed lot coverage of 33.9%. The maximum lot coverage is 30%. This would require an area variance of 3.9%.

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4. Accessory Structure Setback Requirements.

150-13 A (1)B

Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

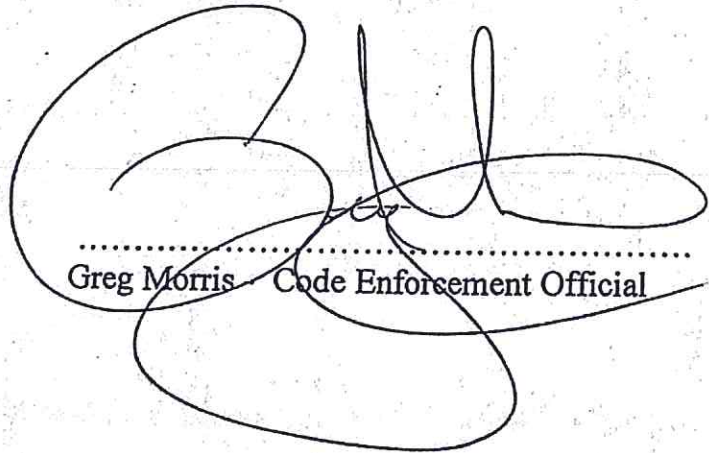
- A. The plans show an accessory building with a 3-foot setback on the east side of the property. The minimum setback requirement is 5-feet. This would require an area variance of 2-feet.
- B. The plans show an accessory building with a 3-foot setback on the south side of the property. The minimum setback requirement is 5-feet. This would require an area variance of 2-feet.

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

Please be advised that this property is located within the Historic District. In addition to the area variances, A Certificate of Appropriateness from the Historic Preservation Commission must be obtained PRIOR to the issuance of a Building Permit.

The premise to which this application applies to is located at:
624 First Street, Greenport, New York 11944. This property is located in the R-2 District. This property is located within the Historic District.

Map: 1001 Section: 2 Block: 6 Lot: 49.2



.....
Greg Morris Code Enforcement Official

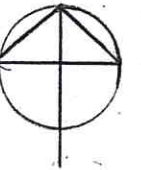
2/28/2020

.....
Date

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BY: [Signature]

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JUL 08 2020

BY:.....



N/F POLLACK

EXISTING TERRACE TO BE REMOVED

FIRST STREET

CURB
SIDEWALK
UTILITY POLE
APRON

240.09'

NORTH STREET

2 STY. FRAME HOUSE & PORCH

LOT COVERAGE: EXISTING 1,420 SQ. FT. = 18.8%
PROPOSED = 732 SQ. FT.
TOTAL = 2,152 SQ. FT. = 28.5%

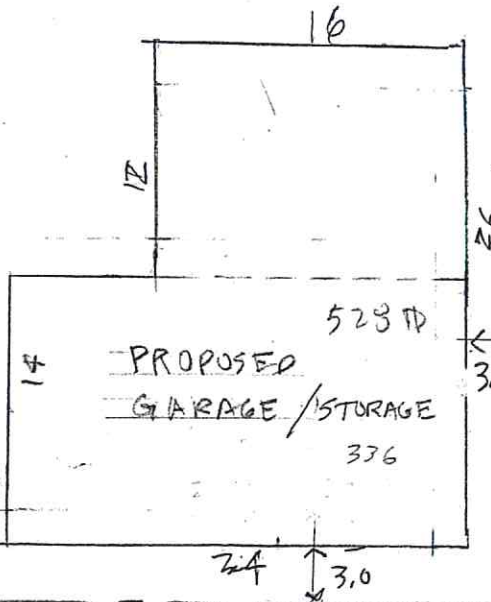
PORCH 154

PROPOSED ADDITION 96

PROPOSED ADDITION 60

PROPOSED ADDITION

PROPOSED PORCH 96



STONE DRIVEWAY

N/F 5 PHEASANT LANE
SHELTER ISLAND INC.

LOT AREA = 7,557.9 SQ. FT.
ZONE - R-2 2 FAMILY

LOT COVERAGE W/ GARAGE = 35.5%
2,152 + 528 = 2,680

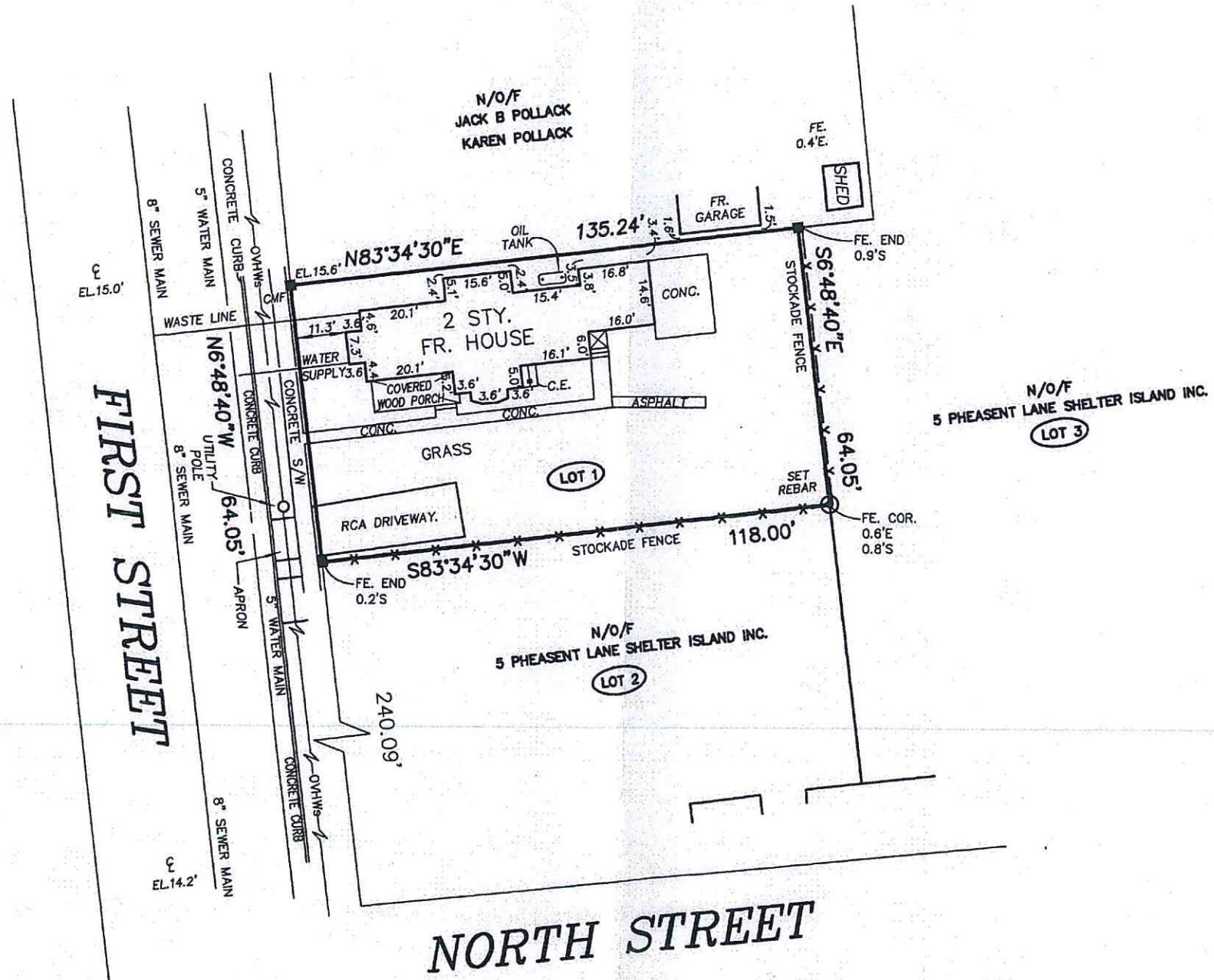


INFO ON SITE PLAN FROM SURVEY BY PECONIC SURVEYORS DATED: 4-13-18
RICHARD SUTER R.A. 516-971-1063 - BOX 1709, QUOGUE N.Y. 11959
SCALE: 1" = 10'-0" DATE: 2-13-2020 - REVISED 7-1-2020

SITE PLAN FOR 624 FIRST STREET, GREENPORT



**SURVEY OF PROPERTY
AT GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.**
1001-02-06-49.2
SCALE: 1"=30'
APRIL 18, 2018



KEY

- ⊙ = REBAR
- ⊗ = WELL
- ▲ = STAKE
- ⊕ = TEST HOLE
- = PIPE
- = MONUMENT

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.

AREAS
LOT 1 = 7,558 sq.ft.

CERTIFIED TO:
JAMES P. OLKIEWICZ
BRIDGEHAMPTON NATIONAL BANK
WESTCO LAND TITLE INSURANCE COMPANY
5 PHEASANT LANE SHELTER ISLAND INC

James P. Olkiewicz
No. 49618
LICENSED LAND SURVEYOR

RECONIC SURVEYORS, P.C.
(631) 765-5820 FAX (631) 765-1797
P.O. BOX 909
1230 TRAVELER STREET
SOUTHOLD, N.Y. 11971

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