



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 1/3/23

RECEIVED

JAN 04 2023

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

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)

Chris + Lauren Isaacs
 First Name Last Name Business Name, if applicable

[REDACTED] New York NY 10003
 Mailing Address City/ Town/ Village State Zip

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

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Nicholas Mazzateno NJ Mazzateno, PE
 First Name Last Name Business Name, if applicable

PO Box [REDACTED] Greenport NY 11944
 Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED].net
 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: 5 Block: 2 Lot 15

Street Address: 148 Bay Avenue 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 1/3/23 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: District Regulations Section: 150 - 12 Subsection: _____

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: Approved - 1/18/22

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): NA

Dimensions of Second Floor: NA

Height (from finished grade to top of ridge): 32 - 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.

Existing Third Floor Attic 25 ft. x 20 ft.



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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 3 - 2 Habitable / 1 Storage Attic

Describe General Characteristics BEFORE alterations:

One family dwelling - 3 Bedroom, 2 1/2 Baths, Living Room
Dining Room, Kitchen, Basement

Number of floors AFTER Alterations: 3 - 3 Habitable

Describe General Characteristics AFTER alterations:

No changes to existing areas on 1st and 2nd Floor
New Bedrooms (2) and Bathroom (1) on 3rd Floor

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1446 SF

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 4306 SF

Percentage of Coverage of this Lot by Building Area: 33.5 % per existing CofO
dated 3/13/2009

Purpose of New Construction:

Please describe:

(see attached description)

N. J. MAZZAFERRO, P.E.

PO Box 57, Greenport, N.Y. 11944
Phone - 516-457-5596

Consulting Engineer
Design, Construction, Inspection

December 30, 2022

Zoning Board of Appeals - Re: 148 Bay Avenue – Project Description

1) Attic Conversion

The proposed project consists of a renovation to the existing third floor attic space at this existing one family residence in the historic district. The owners wish to renovate the existing third floor into habitable space to accommodate their growing family. All proposed work will be done within the existing structure. No changes to the exterior size of the structure are required. The renovation will meet the NYS Energy Code and environmental resources of the municipality will not be impacted as the home is already connected to existing water and wastewater systems.

The proposed renovation will provide a habitable third floor creating two additional bedrooms and a bathroom. A fire sprinkler system will be installed for the 3rd floor and the egress passageway. The existing third floor is 500 square feet and the renovation of the space does not expand the footprint in any way. There is also no impact to the existing roof, height or envelope of the single family residence.

Reference Code Section: 150-12 District Regulations
One-Family Dwelling Number of Stories Permitted 2-1/2.
Variance Required for 3rd Floor

2) Off Street Parking and Driveway

The proposed project consists of adding an off-street parking space accessed by a new driveway and curb cut on Bay Avenue. Although the existing property is narrow (32.71') the owners wish to add one off-street parking space to improve traffic conditions along Bay Avenue. The proposed parking spot will fit within the existing property lines and accommodate an average size car. The spot and driveway access will not impede the use of the sidewalk or curb area. All proposed work will be done in coordination with the Village and will meet the required Codes. The Village Fire Hydrant System will not be impacted as the existing hydrant is located at the east property line and clear of the proposed work.

Reference Code Section: 150-12 District Regulations
One-Family Dwelling Off Street Parking
Variance Required for 1 Spot vs. 2 Required.

Nicholas J. Mazzaferro, P.E.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Area Variance Reasons for Appeal:

3rd Floor to Habitable Space
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?

This project will have no effect on the neighborhood or nearby properties because all the changes occur within the existing structure. There is no change beyond the house.

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 third floor is built in a manner that allows the addition rooms with minimal work. Any other expansion would require an increased footprint.

Is the requested Area Variance substantial?

No - the floor space & volume already exists. There is no change to the exterior of the building. The new area can only be seen from inside the house.

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

No - The neighborhood conditions do not change. All the proposed work is interior to the structure.

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?

The third floor (with a walk up staircase) has existed from the original house construction in (1890-1897). The Zoning Code was put in place much later. The third floor is

Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.

pre-existing and the newer code requires the variance.



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Area Variance Reasons for Appeal: Off-Street Park + Driveway

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 - Most properties on this street have at least (1) off street parking spot. Adding the curb cut, driveway and parking will improve street traffic conditions.

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

No - Due to limited property size no other scenario is feasible.

Is the requested Area Variance substantial?

No - The only change to property will be a curb cut. The sidewalk will function as it does now. The driveway and parking spot will maintain the existing grade.

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

No - The variance, and creation of off street parking will improve the activity on the street.

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 - The variance is being requested to assist the property owner to comply with the current code.

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 3rd day
of January 2023

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

JEANMARIE ODDON
Notary Public, State of New York
No. 010D6251238
Qualified in Suffolk County
Commission Expires November 14, 2023



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

NOTICE OF DISAPPROVAL

Date: January 4, 2023

To: Chris & Lauren Isaacs
148 Bay Avenue
Greenport, New York 11944

PLEASE TAKE NOTICE that your application dated January 4, 2023- to make alterations to a 3-story building at 148 Bay Avenue - is returned herewith and disapproved on the following grounds:

1. 150-12 District Regulations

One-Family dwelling number of stories permitted 2 ½.

The plans show the Conversion of the attic to livable space. This would require a variance for 3rd story.

Off Street Parking Requirements.

2. 150-12 District Regulations

One-Family dwelling: Off Street Parking. (R-2)

The plans show 1 off-street parking to be provided. This would require a variance for 1 off street parking

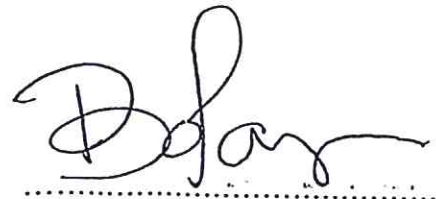
This application is therefore denied, requiring the above-mentioned area variances.

Additionally, this project will have to obtain a Certificate of Appropriateness from the Historic Preservation Commission prior the issuance of Building Permit.

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

This property is located in the R-2 District. This Property is located in the Historic District.

Map: 1001 Section: 5 Block: 2 Lot(s): 15



.....
Alex Bolanos- NYS Code Enforcement Official

1/4/2023

.....
Date

N. J. MAZZAFERRO, P.E.

PO Box 57, Greenport, N.Y. 11944
Phone - 516-457-5596

Consulting Engineer
Design, Construction, Inspection

November 7, 2022

Village of Greenport-Building Department
236 Third Street
Greenport NY 11944

Re: 148 Bay Ave
Greenport, N.Y. 11944

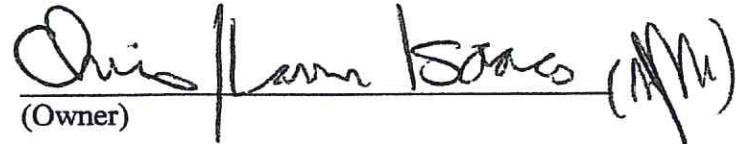
District-1000, Section-5, Block-2, Lot-16

Subject: Permit Applications

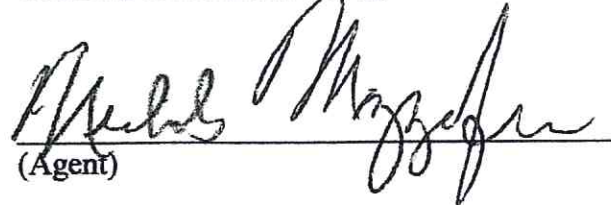
This is in reference to the property located at 148 Bay Ave in Greenport. We are the owners of the property and hereby authorized Nicholas Mazzaferro of NJ Mazzaferro, PE to be our Agent.

We authorized him to represent us to the Building Department and any related Village Departments for obtaining the necessary permits for the proposed project.

Christopher and Lauren Isaacs


(Owner)

Nicholas J. Mazzaferro, P.E.


(Agent)



BUILDING DEPARTMENT
Village of Greenport Building Department
236 Third Street, Greenport, NY 11944
Phone 631.477.2305 ext. 210
Fax 631.477.1877

PRE CERTIFICATE OF OCCUPANCY

Suffolk County Tax Map: District 1001 Section 5 Block 2 Lot 15

Street Address: 148 Bay Ave, Greenport, NY

Land Use Zone: R-2, One and Two Family Residence

Use and Occupancy Residential Dwelling Unit

Prior to October 1971, a Pre-Certificate of Occupancy may be used.

Comments: Metal Shed in Rear Yard

Filing Fee: \$50.00
Receipt #: 26262

Building Inspector: *[Signature]*
Date: 3/13/09



Note: The issue of Certificate or Pre-Certificate of Occupancy does not guarantee that compliance with all laws, regulations, codes and standards. The responsibility for such compliance remains with the owner of the premises and the person carrying out any building work thereon.

Nor does the issue of a Certificate indicate the achievement of a particular standard of workmanship or compliance with any contractual arrangement between owner and contractor. It is recommended that owners seek appropriate professional advice on contractual and code compliance matters.



SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 MONTAGUE STREET 10th FLOOR
BROOKLYN, NY 11201
TEL: (718) 625-9949 FAX: (347) 896-5551

1471 ROUTE 9 SUITE 203
CLIFTON PARK, NY 12065
TEL: (518) 785-4892 FAX: (518) 785-5086

| | | | | | |
|------------|---------------------|----------|-----------|-----------|---------|
| Title: | FNT-R360 7404014116 | | Date: | 4/29/2022 | |
| Premises: | 148 BAY AVE | | | | |
| County: | SUFFOLK | | | | |
| Town/City: | TOWN OF SOUTHOLD | Village: | GREENPORT | | |
| District: | 1001 | Section: | 005.00 | Block: | 02.00 |
| | | | | Lot: | 015.000 |






CERTIFICATE OF OCCUPANCY

PRE-CERTIFICATE OF OCCUPANCY DATED 3-13-09- DWELLING.

NO OTHER RECORDS FOUND.

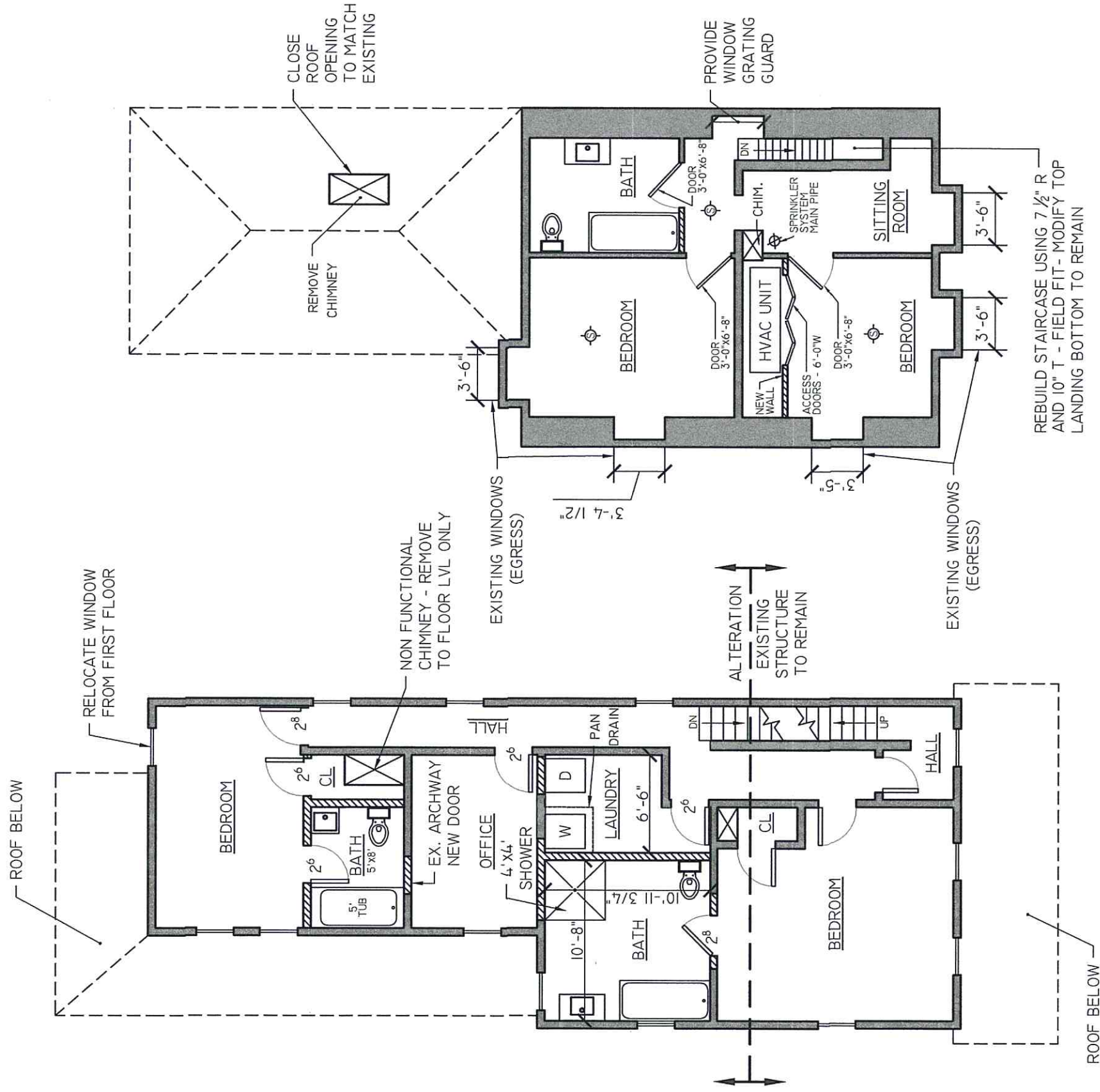
TAX CLASSIFICATION: 210 SINGLE FAMILY DWELLING.

KEY

-  NEW WALLS
-  EXISTING WALLS
-  WINDOWS
-  DOORS
-  SPRINKLER HEAD

NOTES:

- 3RD FLOOR TO HAVE NEW SPRINKLER SYSTEM IN ALL BEDROOMS & HALLWAYS
- CEILING & WALLS:
 ● EXISTING STUDS/FRAME TO REMAIN
 ● NEW INSULATION - FULL CAVITY
 ● DRYWALL AND PAINT FINISH



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

PROPOSED THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"

SCTM# 1001-5-2-15

| # | ISSUE / REVISION | DATE |
|---|-------------------------|----------|
| 1 | FOR PERMIT - HISTORICAL | 10/05/22 |
| 2 | FOR PERMIT - BUILDING | 10/23/22 |
| 3 | FOR ZONING VARIANCE | 12/30/22 |
| 4 | | |



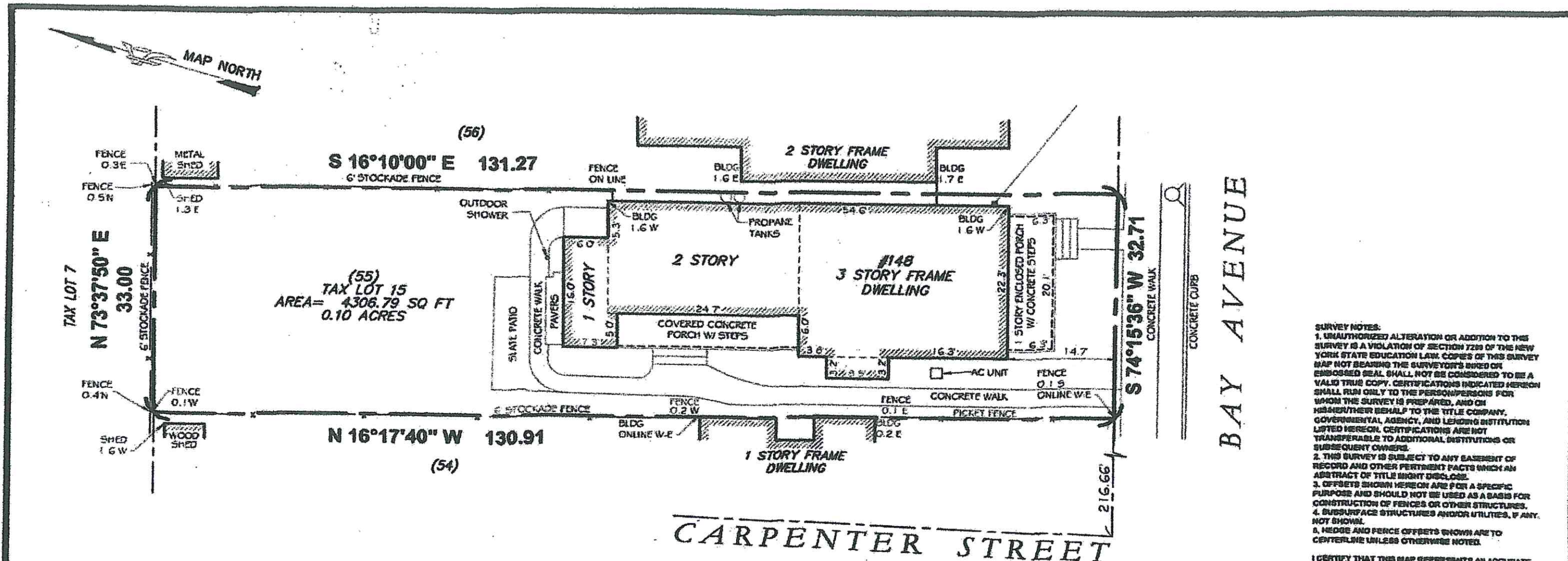
REFERENCE:

PERMIT NUMBER 0243
ISSUED 11/09/2022

N.J. MAZZAFERRO, P.E.
 PROFESSIONAL ENGINEER
 P.O. BOX 57, GREENPORT NY, 11944
 516.457.5596 EMAIL: maz_jin@msn.com

RESIDENTIAL
 148 BAY AVE
 GREENPORT, NY 11944

DRAWN BY: KS
 DATE: 10/05/22
 SCALE: 1/8"=1'-0"
 SHEET NO: **A-6**

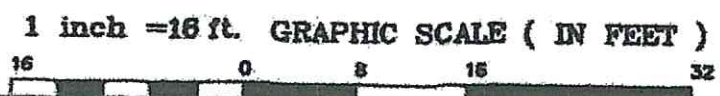


SURVEY NOTES:

1. 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 SURVEYOR'S BRED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER/THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH AN ABSTRACT OF TITLE MIGHT DISCLOSE.
3. OFFSETS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

I CERTIFY THAT THIS MAP REPRESENTS AN ACCURATE AND TRUE ACCOUNT OF A SURVEY, PERFORMED IN THE FIELD UNDER MY SUPERVISION ON 04/02/2022, OF THE LAND THEREON PARTICULARLY DESCRIBED THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

(14621)- DENOTES FILED MAP LOT NUMBERS.



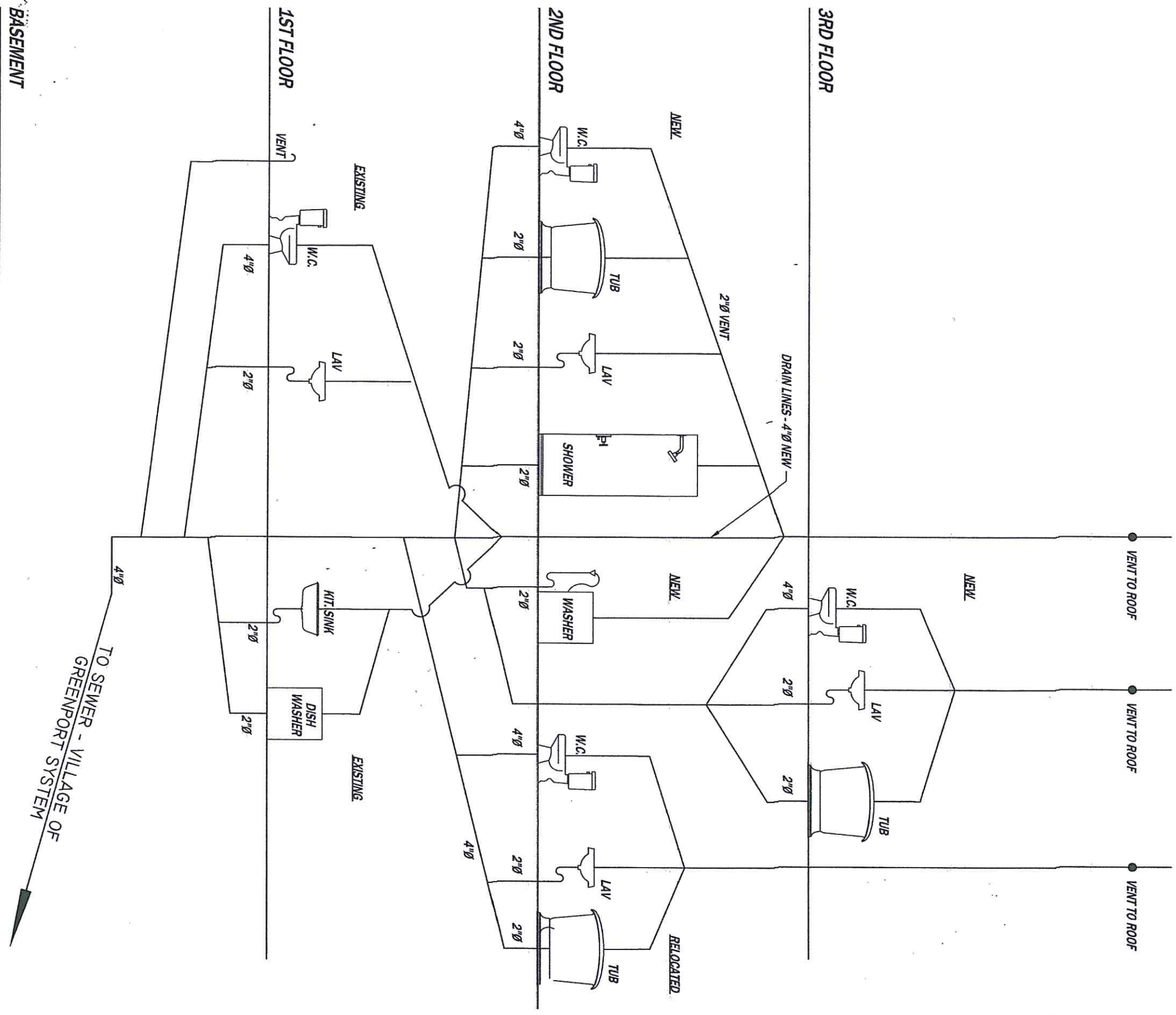
| | | |
|---------------------------|---------------|---------------|
| SUFFOLK COUNTY DIST: 1001 | DATE: 2-20-20 | SCALE: 1"=16' |
| SEC. 5 | BLK. 2 | LOT 15 |
| PROJECT NUMBER: MET22-113 | | |

| | |
|---------------|---|
| SURVEY FOR: | CHRISTOPHER ISAACS & LAUREN GULA ISAACS |
| MAP OF: | BEEBE ESTATE |
| LOCATION: | VILLAGE OF GREENPORT, SUFFOLK COUNTY, NY |
| CERTIFIED TO: | CHRISTOPHER ISAACS & LAUREN GULA ISAACS FIDELITY NATIONAL TITLE INSURANCE COMPANY CITIBANK, N.A., ISAOA |

BOUNDARY SURVEY

T. EASON LAND SURVEYOR
 27 POPLAR STREET, PORT JEFFERSON STATION, NEW YORK 11776
 Phone (631)474-2200 / Fax (631) 780-0491 email TEASONLS@OPTONLINE.NET





RISER DIAGRAM

SCALE: NTS

SCTM# 1001-5-2-15

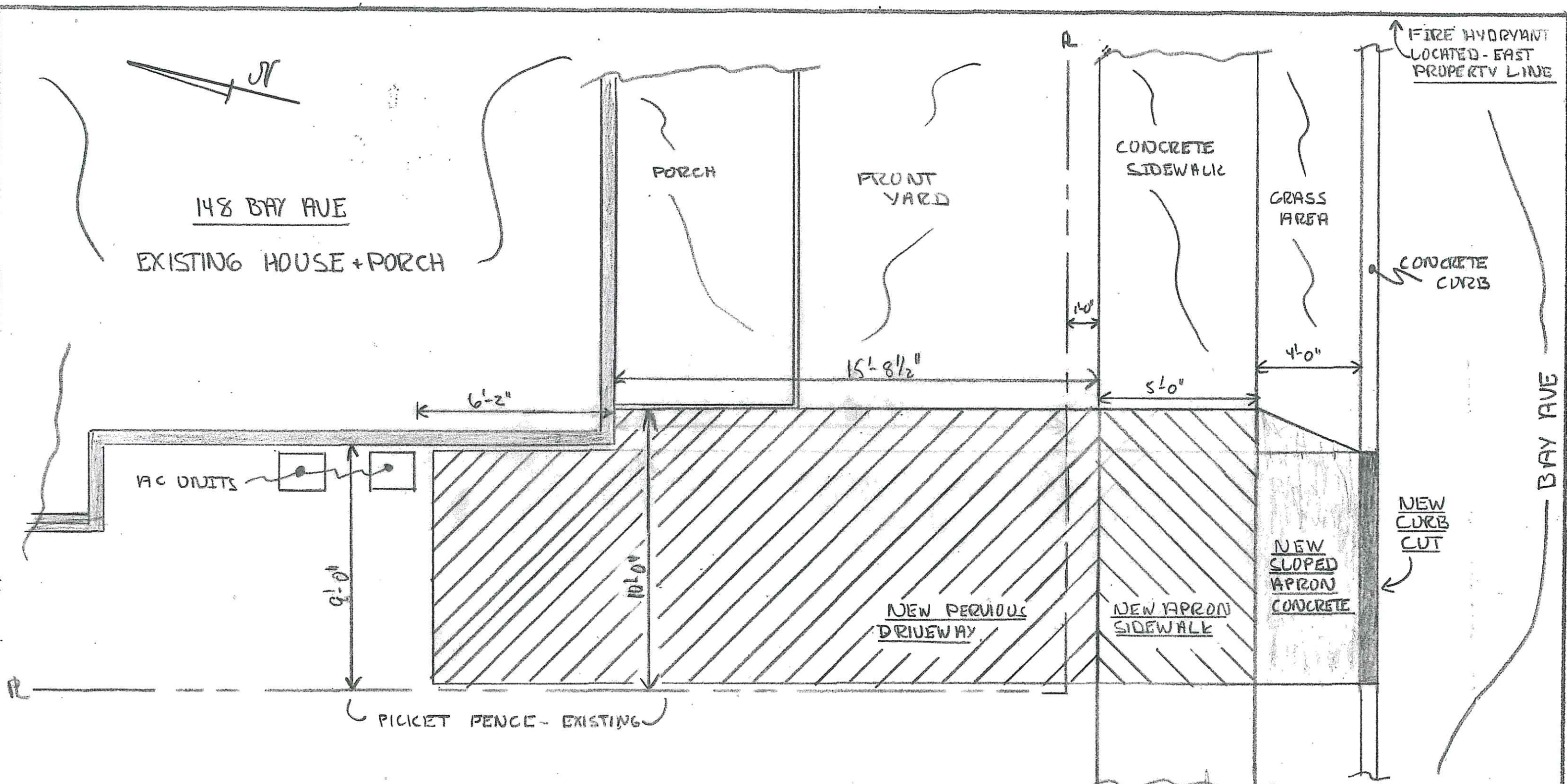
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| 2 | FOR PERMIT - BUILDING | 10/23/22 |
| 3 | FOR ZONING VARIANCE | 12/30/22 |
| 4 | | |

DRAWN BY:
KS
 N.J. MAZZAFERRO, P.E.
 PROFESSIONAL ENGINEER
 P.O. BOX 57, GREENPORT NY, 11944
 516.457.5598 EMAIL: maz_jlf@msn.com

RESIDENTIAL
 148 BAY AVE
 GREENPORT, NY 11944
 SHEET NO: **A-7**



REFERENCE:
 PERMIT NUMBER 0243
 ISSUED 11/09/2022



OFF STREET PARKING + DRIVEWAY + CURB CUT
SCALE 1" = 3'-0"

SETM # 1001-5-Z-15



| | |
|--------------------------------|--------------|
| 148 BAY AVE GREENPORT NY | |
| PROPOSED DRIVEWAY | |
| Date 12/30/2022 | Sheet 1 of 1 |
| N.J. MAZZAFERRO, PE | |
| PO Box 57, Greenport, NY 11944 | |
| 516-457-5406 | |