



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: August 1, 2023

To: Marc Rishe
PO Box [REDACTED]
Southold, New York 11971

PLEASE TAKE NOTICE that your Building Permit Application dated, July 12, 2023, for renovation of existing single family home including addition of a swimming pool at property located at 520 Madison Ave, Greenport NY 11944 in the R2, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.
The plans show the Front yard of the setback of 15 feet.

This would require an area variance of 15 feet.

2. Side-Yard Setback Requirements.

150-12 District Regulations

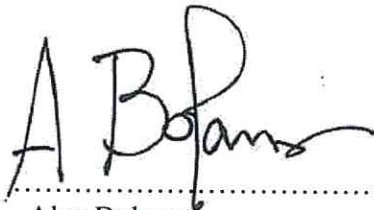
R-2 District: Minimum one Side-Yard Setback: 10 feet.
The plans show a side yard-setback of 5.8 feet for the existing structure.

This would require an area variance of 4.2 feet.

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

The premise to which this application applies to is located at:
520 Madison Ave, Greenport NY 11944 in the R2.

Map: 1001 Section: 4 Block: 1 Lot: 7

A handwritten signature in black ink, appearing to read 'A Bolanos', written over a horizontal dotted line.

Alex Bolanos
Code Enforcement Official
Date : 08/1/2023



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application ~~6/30/23~~ 7/31/23

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)

Marc Rizhe Co7 Sound Cheshire LP
First Name Last Name Business Name, if applicable

PO Box [REDACTED] SOUTHOLD NY 11971
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@ [REDACTED].com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

[REDACTED] [REDACTED] AMP Architecture (Anthony Portillo)
First Name Last Name Business Name, if applicable

PO Box [REDACTED] Mattituck NY 11952
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@ [REDACTED].com
Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 04 Block: 01 Lot 07

Street Address: 520 Madison Avenue Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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The Code Official reviewed and denied an application dated 7/12/23 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: ✓ 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: _____.

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

Existing Rear single story portion of dwelling; 19'-9"x15'-0" to be removed.
Interior areas of existing 2 story dwelling to be renovated.
Existing roof structure to remain.

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

Dimensions of First Floor (Addition/Extension): Side 23'-0"x18'-0" 1 story; Rear 22'-0"x20'-6" 1 story

Dimensions of Second Floor: 20'-6"x24'-3" Existing

Height (from finished grade to top of ridge): 27 - Feet, 6 - Inches Existing

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, 36 - Inches.



ZONING BOARD OF APPEALS APPLICATION **AREA VARIANCE**

236 Third Street, Greenport, New York, 11944

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

2 Story Single Family Residence, Gable Roof; Front covered entry stoop

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

2 Story Single Family Residence, Gable Roof; Front covered entry stoop
with 1 story addition to left of home; inground pool in rear yard

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 843.9 SF

Proposed Increase in Building Coverage: 1,288.1 SF

Square Footage of this Lot: 17,731.1 SF

Percentage of Coverage of this Lot by Building Area: 12 % Proposed

Purpose of New Construction:

Please describe:

Update and renovate existing home. Proposed addition to add more habitable space
to first floor



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No. The proposed renovation maintains the existing building shape. The aesthetics reflect other homes in the neighborhood

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 non-conforming yard setbacks are all existing non-conforming

Is the requested Area Variance substantial?

No. The proposed additions do not require a variance. The renovation of the existing is needed as the home is a bit run down, the variances sought are existing non-conforming

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

No. The renovations will help the appearance of the house and the yard. All impervious surfaces will be connected to gutters and drywells

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 required variances are existing non-conforming

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

If yes, please furnish copies.


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
520 Madison Avenue Renovation			
Project Location (describe, and attach a location map): 520 Madison Avenue, Greenport, NY 11944			
Brief Description of Proposed Action: Renovations and addition to single family residence			
Name of Applicant or Sponsor: AMP Architecture		Telephone: 631-603-9092	
		E-Mail:	
Address: 10200 Main Road			
City/PO: Mattituck		State: N.Y.	Zip Code: 11952
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
			X
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: Greenport Building Dept.			NO YES
			X
3.a. Total acreage of the site of the proposed action?		0.4 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.4 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: AMP Architecture	Date: June 29, 2023	
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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)

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 30 day
of June 20 23

Signature _____



Owner or Applicant



Notary Public, Suffolk County, New York

BARBARA H. TANDY
Notary Public, State Of New York
No. 01TA6086001
Qualified In Suffolk County
Commission Expires ~~01/13/20~~ 4.5.2027

Date: 6/30/23

I, Marc Rische, 62 Sound Chestnut LP, The owner of the property situated at
520 Madison Ave. Greenport, NY 11944

Do hereby authorize AMP Architecture to apply for an Area Variance Application with the Village of Greenport on my behalf.



(Owner's Signature)

Marc Rische

(Print Owner's Name)

67 Sound Cheshire, L.P.
PO Box 956
Southold, NY 11971

List of Active General Partners as of June 30, 2023:

Susan Hewitt

Jenifer Steig-Strugger

Marc Rishe