



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: October 3, 2023

To: Dave Murray
449 Main Street
Greenport NY 11944

PLEASE TAKE NOTICE that your application received on September 27, 2023, for the Alteration/Addition of a 2-story dwelling to include an inground pool located at 625 First Street Greenport NY 11944 on the parcel known as SCTM No. 1001-02.-6-35 is returned herewith and disapproved on the following grounds:

1. Front Yard Requirements.

150-12 District Regulations

R-2 District: Minimum Front Yard Requirement: 30 Feet.

The plans show a Front Yard of 13-feet. The minimum front yard requirement is 30-feet. This would require an area variance of 17-feet.

2. Side yard Requirements.

150-12 District Regulations

R-2 District: Minimum Side Yard requirement: 10 feet.

The plans show a side yard of 3.2-feet. The minimum side yard requirement is 10 feet.

This would require an area variance of 6.8 feet.

3. Accessory Structure Requirements.

150-13 A. Accessory Structure Regulations

Minimum setback for accessory structures: 5 feet.

The plans show a accessory structure with setback of 1 foot. The minimum setback for accessory structures is 5 feet. This would require an area variance of 4 feet.

4. Accessory Structure Requirements.

150-13 A. Accessory Structure Regulations

Minimum setback for accessory structures: 5 feet.

The plans show a accessory structure with setback of 2.5 foot. The minimum setback for accessory structures is 5 feet. This would require an area variances of 2.5 feet.

5. Lot Coverage Requirements.

150-12 District Regulations

R-2 District: Maximum Lot Coverage Requirement: 30%.


The plans show a lot coverage of 36.02% The maximum lot coverage requirement is 30%. This would require an area variance of 6.2% = 488 square feet (house 288 square feet / pool 200 square feet)

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

The premise to which this application applies is located at:
625 First Street, Greenport, New York 11944.

This property is located in the R-2 District. This Property is not located in the Historic District.

Map: 1001 Section: 2 Block: 6 Lot: 35


.....
Alex Bolanos - Code Enforcement Officer

10/4/2023
.....
Date



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 09/29/23

RECEIVED
OCT 03 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 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)

Beth & David	Dahle		
First Name	Last Name	Business Name, if applicable	
[REDACTED]	[REDACTED]	NY	19096
Mailing Address	City/ Town/ Village	State	Zip
Phone #	E-Mail Address		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Dave	Murray	Murray Design & Build	
First Name	Last Name	Business Name, if applicable	
[REDACTED] Main Street	Greenport	NY	11944
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	dmurray@[REDACTED]	[REDACTED]	
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: 02 Block: 06 Lot 35

Street Address: 625 First Street 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 _____ 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 - _____ 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:

Demolish back bathroom extension, demolish existing covered side porch

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

Dimensions of First Floor (Addition/Extension): 9.9 ft x 26.6 ft addition

Dimensions of Second Floor: 9.9 ft x 17.1 addition

Height (from finished grade to top of ridge): 21 - 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:

2 - Feet, 0 - Inches.



ZONING BOARD OF APPEALS APPLICATION
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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:

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Header openings to expand living space and vaulting of kitchen and primary bedroom ceilings

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 2 SF

326 for house; 200 sq ft for pool
Proposed Increase in Building Coverage: _____ SF

Square Footage of this Lot: 7,901 SF

Percentage of Coverage of this Lot by Building Area: 36.2 %

Purpose of New Construction:

Please describe:

To enlarge kitchen and upstairs bedrooms



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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

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

No

Is the requested Area Variance substantial?

No

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

No

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

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)

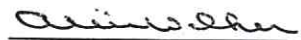
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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 30th day
of September 2023

Signature



Owner or Applicant



Notary Public, Suffolk County, New York

ALICIA WALKER
Notary Public, State of New York
No. 01WA6153064
Qualified in Suffolk County
Commission Expires Sept. 25, 2026

SURVEY INFO - PECUNIA LAND SURVEY

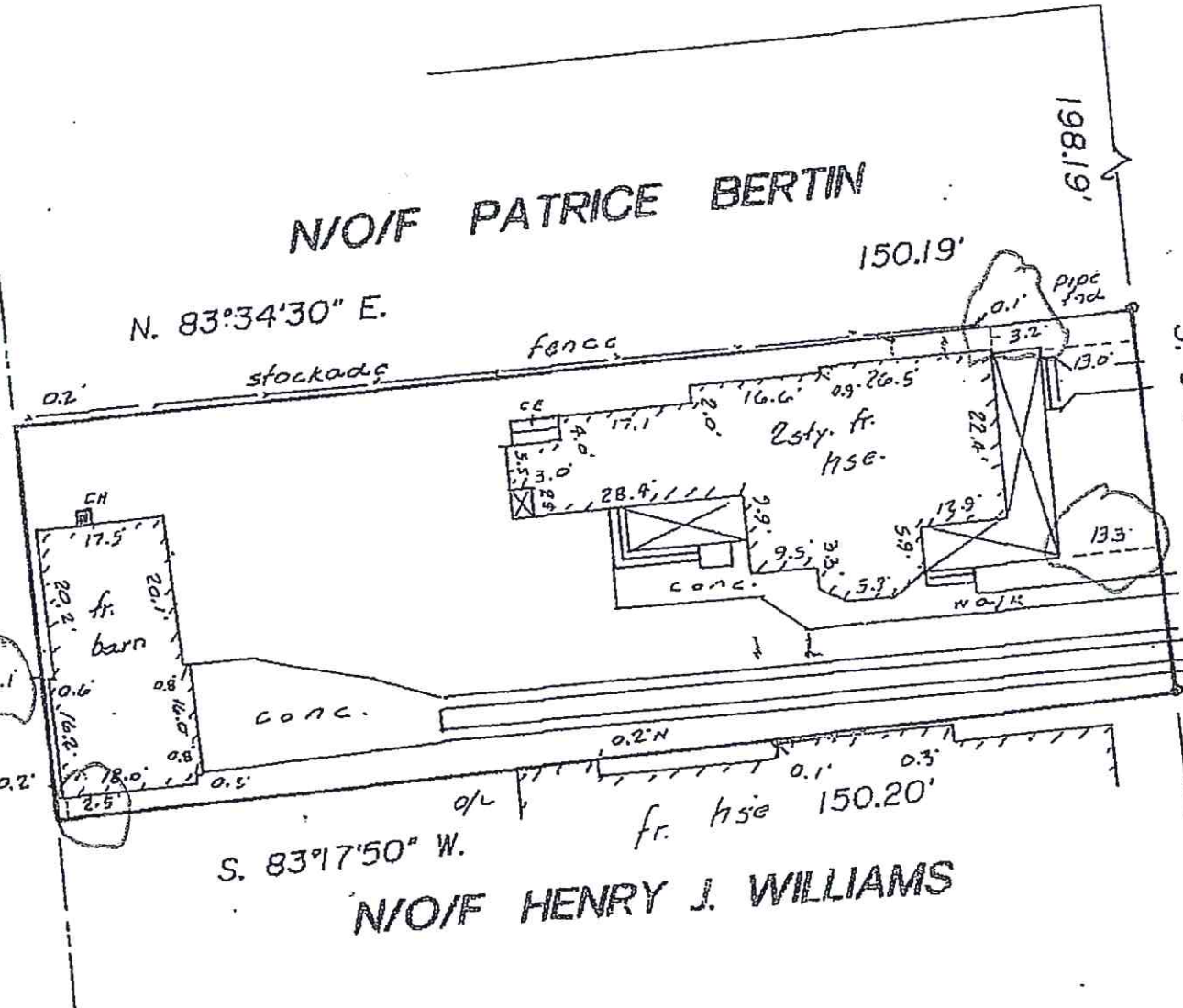
SITE PLAN - NICHOLAS J. MAZZAFERRO, P.E.



BROAD STREET

FIRST STREET

N/O/F D.C. FATES
N/O/F ALTON T. KLIPP



- EXISTING CONDITIONS
- SET BACKS IDENTIFIED FOR RESOLUTION
- LOT AREA=7901 S.F.



SCTMA-1001-02-06-35

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.

ADDITIONALLY TO COMPLY WITH SAID LAW THE TERM "ALTERED BY" MUST BE USED BY ANY AND ALL SURVEYORS UTILIZING A COPY OF ANOTHER SURVEYOR'S MAP. TERMS SUCH AS "INSPECTED" AND "BROUGHT-TO-DATE" ARE NOT IN COMPLIANCE WITH THE LAW.

CERTIFIED TO:
RANDERS J. IRELAND
COLUMBIA FEDERAL SAVINGS BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
RH 96 1774

#	ISSUE / REVISION	DATE
N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: nickmazzaferro@verizon.net		DRAWN BY: NJM DATE: 10/2/03 SCALE: N/A
SITE PLAN- EXIST		SHEET NO:
625 FIRST ST GREENPORT NY		1