



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: July 2, 2021

To: Eileen Wingate
2805 West Mill Road
Mattituck, New York 11952

PLEASE TAKE NOTICE that your application received on June 25, 2021, to construct a 2-story dwelling on the parcel known as SCTM No. 1001-4.-8-7 - is returned herewith and disapproved on the following grounds:

1. Lot Width Requirements.

150-12 District Regulations

R-2 District: Minimum Lot Width Requirement: 60 Feet.

The plans show lot 5 width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.

2. Lot Width Requirements.

150-12 District Regulations

R-2 District: Minimum Lot Width Requirement: 60 Feet.

The plans show lot 4 width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.

3. Lot Area Requirements.

150-12 District Regulations

R-2 District: Minimum Lot Area Requirement: 7,500 Square Feet.

The plans show lot 4 area is 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.



4. Lot Area Requirements.

150-12 District Regulations

R-2 District: Minimum Lot Area Requirement: 7,500 Square Feet.

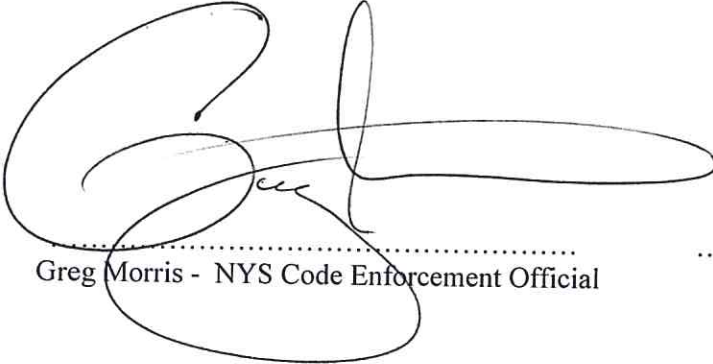
The plans show lot 5 area is 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.

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

The premise to which this application applies to is located at:
214/220 Fifth Avenue, 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: 4 Block: 8 Lot(s): 7



.....
Greg Morris - NYS Code Enforcement Official

7/14/2021

.....
Date



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

Date of Application _____

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)

IAN CROWLEY AND ANGELO STEP NOSKI

First Name Last Name Business Name, if applicable

[Redacted] [Redacted] [Redacted]
Mailing Address City/ Town/ Village State Zip

[Redacted] [Redacted]
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Eileen Wingate for Quiet Man Studio

First Name Last Name Business Name, if applicable

2805 West Mill Road, Mattituck, NY 11952

Mailing Address City/ Town/ Village State Zip

516-818-9754 eileen@quietmanstudio.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: 4 Block: 8 Lot 7

Street Address: 214/220 5TH AVE Greenport, New York, 11944

Zoning District: WC RI R2 PD CR CG

Is property located within the Historic District? Yes No

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ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

The Code Official reviewed and denied an application dated 3/25/21 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 - 12A 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:

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

Dimensions of First Floor (Addition/Extension): 46'6" X 25'

Dimensions of Second Floor: 46'6" X 25'

Height (from finished grade to top of ridge): 25 - Feet, _____ - 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.

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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: _____

Describe General Characteristics BEFORE alterations:

Number of floors AFTER Alterations: _____

Describe General Characteristics AFTER alterations:

Calculations of Building Areas and Lot Coverage:

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

Proposed Increase in Building Coverage: _____ SF

Square Footage of this Lot: 10,694.75 SF

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

Purpose of New Construction:

Please describe:

CONSTRUCTION OF A NEW ONE-FAMILY HOUSE
2 STORIES, WOOD FRAMS CONSTRUCTION
1,105.62 SQ. FT FOOT PRINT.

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ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

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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?

THE REQUESTED SUBDIVISION WILL NOT CHANGE THE CHARACTERISTICS OF THE NEIGHBORHOOD AS 50' WIDE PROPERTIES ARE THE MAJORITY OF THE SURROUNDING HOUSES.

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

THERE ARE NO OTHER POSSIBILITIES FOR SUBDIVIDING THE PROPERTY.

Is the requested Area Variance substantial?

THE REQUESTED VARIANCE ARE NOT SUBSTANCIAL, AS THE NEW HOUSE WAS DESIGNED TO MEET ALL SIDE, FRONT AND REAR YARD REQUIREMENTS. THE REQUESTED VARIANCES DO NOT STRAY FROM THE VISUAL AND FUNCTIONAL FABRIC OF THE BLOCK.

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

NO, THE PHYSICAL ENVIRONMENT ON FIFTH AVE WILL NOT CHANGE, THE EXISTING 100 WIDE LOT IS ACTUALLY THE ONE OF THE LARGEST FRONTAGES 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?

THE REQUEST TO USE A DOUBLE PARCEL TO ITS FULLEST POTENTIAL IS SELF CREATED. THE VILLAGE IS A DESIRABLE LOCATION, WITH FEW AVAILABLE VACANT LOTS FOR DEVELOPMENT. ADDITION OF A SINGLE FAMILY HOME TO THE NEIGHBORHOOD IS A INDICATION OF A HEALTHY COMMUNITY.

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

If yes, please furnish copies.

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May 21, 2021

Building Dept.
236 Third Street
Greenport NY, 11944

PROPOSED SUBDIVISION
BREAKDOWN OF SCTM # 1001-4.-8-7

Lot 1 (as designated on the survey) is the North lot.

Lot Size	5,347.39 sq. ft.		
Existing House	980.00 sq. ft.		
Shed	125.66 sq. ft.		
Lot coverage	1,105.62 sq. ft.	or	20%

Lot 2 (as designated on survey) is the South lot.

Lot Size	5,347.39 Sq. ft.		
New House	1,152.00 sq. ft. (49.04 'x 25')		
Lot coverage	1,152.00 sq. ft.	or	21.52%

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NEIGHBORHOOD SURVEY

THERE ARE 58 PROPERTIES INCLUDED IN THIS SURVEY.



- EXISTING NON-CONFORMING HOUSES

THERE ARE 34 NON-CONFORMING EXISTING HOMES, EQUALING 58 % OF THE NEIGHBORHOOD.



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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			
Name of Action or Project: 200 5th Ave Subdivision			
Project Location (describe, and attach a location map): 220 5TH Ave, Greenport, NY			
Brief Description of Proposed Action: Minor Property Subdivision; creating 2 lots			
Name of Applicant or Sponsor: IAN CROWLEY AND ANGELO STEP NOSKI		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO:		State:	Zip Code:
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 <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:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ .24 acres			
b. Total acreage to be physically disturbed? _____ 1,000 sq. ft. acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .24 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			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: <u>GREENPORT WATER DISTRICT</u>	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: <u>GREENPORT SEWER DISTRICT</u>	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 checked="" type="checkbox"/>	<input 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 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 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 RECEIVED			

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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>Eileen Wingate for Quiet Man Studio</u>		Date: <u>3/25/2021</u>
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?	<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)

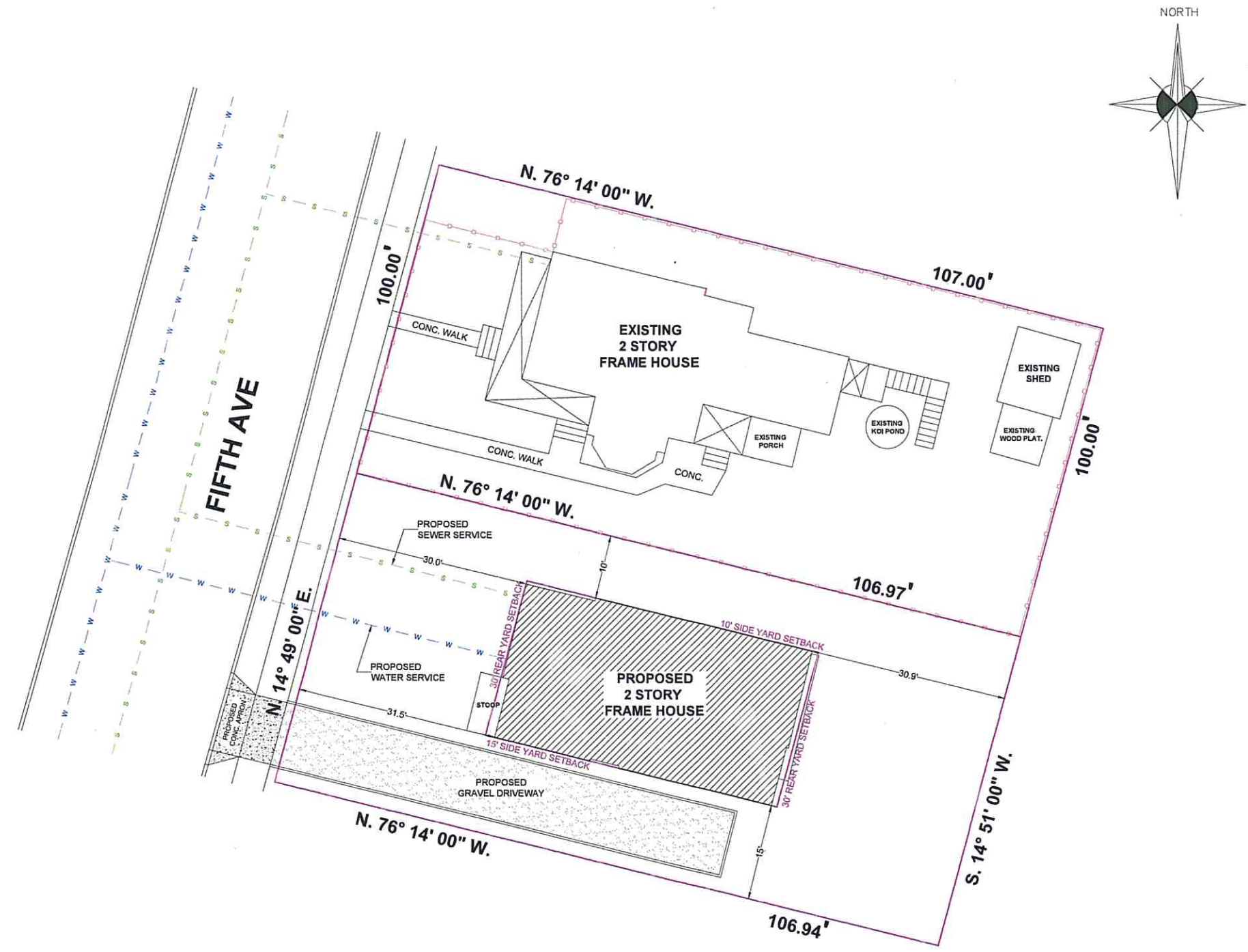
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Condon Engineering, P.C.
1755 Sigsbee Road
Mattituck, NY 11952

PROPOSED RESIDENCE
214 FIFTH AVENUE
GREENPORT, NY 11944



NORTH

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PROPOSED SITE PLAN

PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

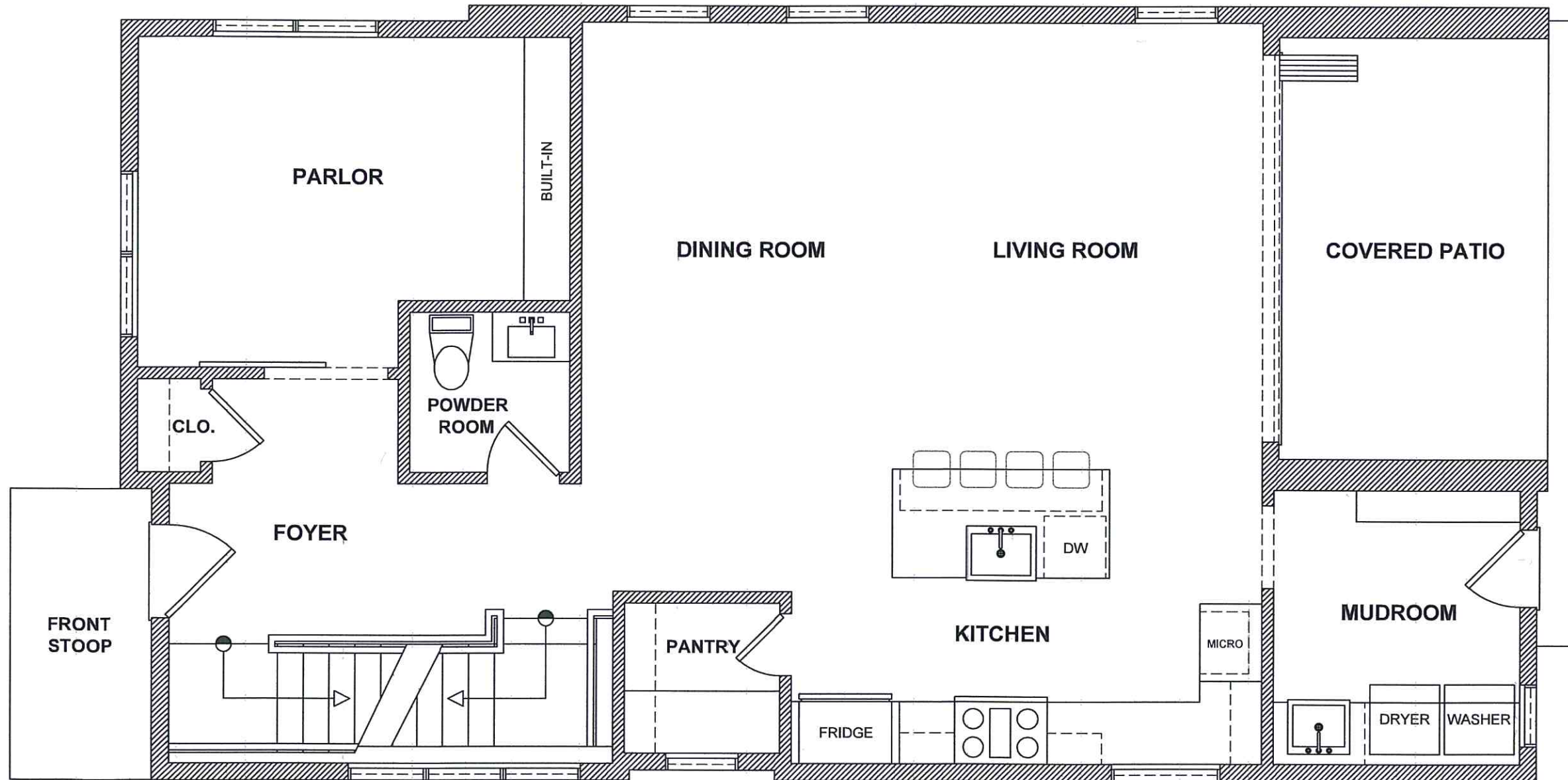
SCALE: 1" = 20'-0"

SHEET NO:

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FIRST FLOOR

PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

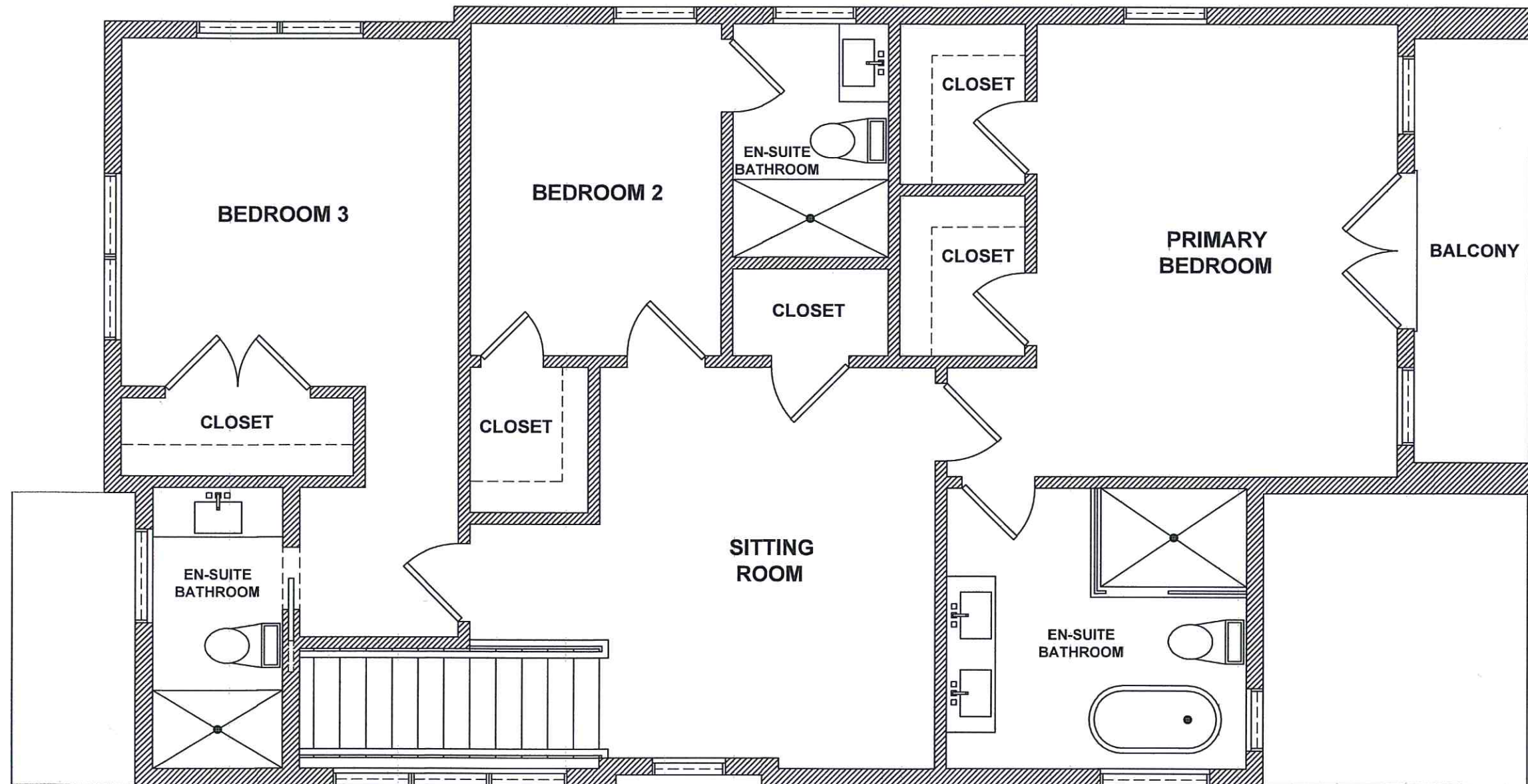
SCALE: 1/4" = 1'-0"

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SECOND FLOOR

PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

SCALE: 1/4" = 1'-0"

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WEST ELEVATION (FRONT)

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PROPOSED RESIDENCE
214 FIFTH AVENUE
GREENPORT, NY 11944

PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

SCALE: $\frac{1}{4}'' = 1'-0''$

SHEET NO:

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GREENPORT, NY 11944



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SOUTH ELEVATION

PROJECT: 2020-040

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CHECKED BY:

DATE: JUNE 4, 2021

SCALE: 1/4" = 1'-0"

SHEET NO:

5

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PROPOSED RESIDENCE
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GREENPORT, NY 11944



EAST ELEVATION (REAR)

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PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

SCALE: $\frac{1}{4}'' = 1'-0''$

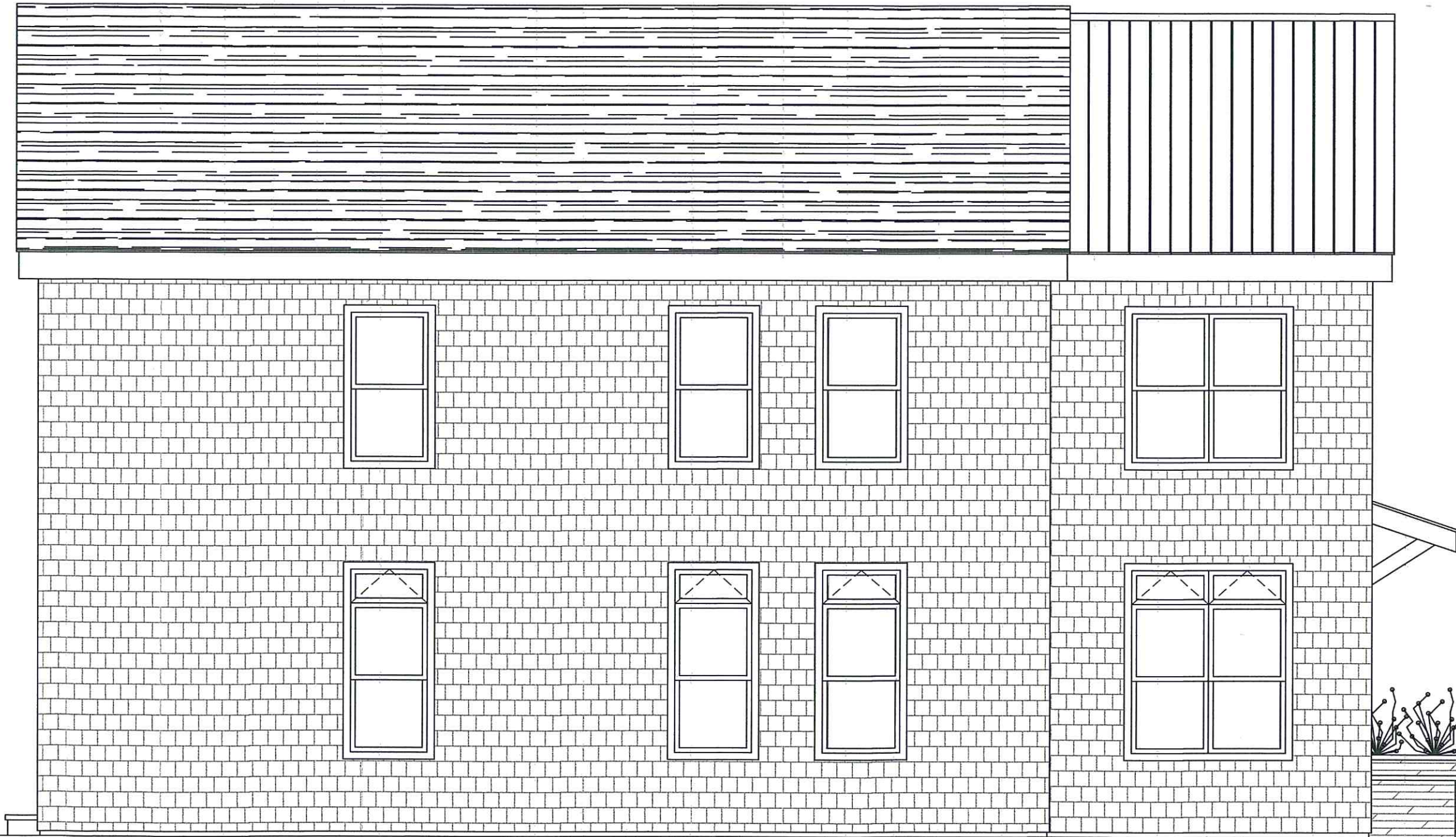
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PROPOSED RESIDENCE

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NORTH ELEVATION

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PROJECT: 2020-040

DRAWN BY: CGS

CHECKED BY:

DATE: JUNE 4, 2021

SCALE: $\frac{1}{4}'' = 1'-0''$

SHEET NO:

7