



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

NOTICE OF DISAPPROVAL

Date: June 4, 2021

To: Jessica Magee  


PLEASE TAKE NOTICE that your application dated June 3, 2021, to install an inground swimming pool and convert a garage into an artist studio at the property located at 302 Sixth Street, is returned herewith and disapproved on the following grounds:

1. Only 1 (one) dwelling per lot is permitted.

**§ 150-8 R-2 One- and Two-Family Residence District.**

In an R-2 One- and Two-Family Residence District, no building or premises shall be used, and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any purpose except for the following:

A.

Permitted uses.

(1)

*Any use permitted in an R-1 One-Family Residence District as provided in § 150-7A.*

(2)

Two-family dwelling.

**§ 150-7 R-1 One-Family Residence District.**

In an R-1 One-Family Residence District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:

A.

Permitted uses.

(1)

**One-family detached dwellings, not to exceed one dwelling on each lot.**

The plans show a proposed garage conversion into an artist studio. This would create 2 (two) dwellings on the lot. This would require a use variance for a second dwelling.

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**2. The property location is not within the Arts District boundaries.**

**§ 42-3 Boundaries.**

The Greenport Arts District shall encompass that area bounded as follows: Zones 1, 2 and 3 of the Village of Greenport. (As defined in the Zoning Map of the Village of Greenport).

This property is not located within the Art District boundary. This property is located in Section (Zone) 6. This would require a use variance for an artist studio in a non-artist district.

**3. The inground swimming pool does not meet required setbacks.**

**§ 150-7C(3)**

Garden house, toolhouse, playhouse, wading pool or swimming pool incidental to the residential use of the premises and not operated for gain, provided that swimming pools of any size and a depth in excess of six inches shall be subject to the following requirements:

**(a)** The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

A. The Plans show the proposed pool with a north setback of 16-feet. The minimum requirement is 20-feet. This would require an area variance of 4-feet on the north side.

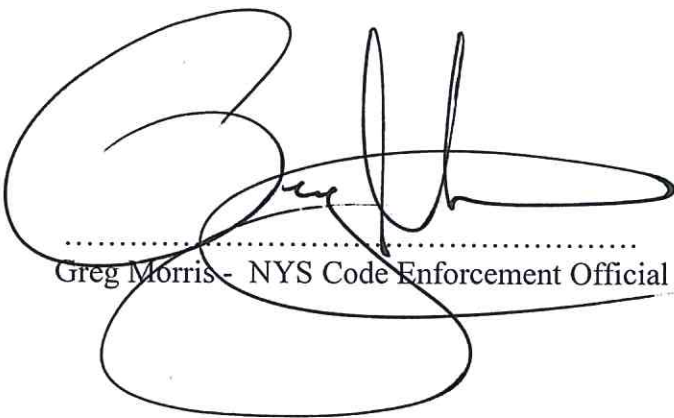
B. The Plans show the proposed pool with a south setback of 16-feet. The minimum requirement is 20-feet. This would require an area variance of 4-feet on the south side.

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

The premise to which this application applies to is located at:  
302 Sixth 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: 6 Block: 7 Lot(s): 8



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

6/4/2021

.....  
Date

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# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

236 Third Street, Greenport, New York, 11944  
(631) 477-0248  
[www.villageofgreenport.org](http://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)

<u>Alex</u>	<u>Bell</u>			
First Name	Last Name	Business Name, if applicable		
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
Mailing Address	City/ Town/ Village	State	Zip	
<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	
Phone #	E-Mail Address <u>[REDACTED]</u>			

### CONTACT PERSON (if different from owner)

The person to receive all correspondence:

<u>AMP</u>	<u>Architecture</u>	<u>AMP Architecture</u>		
First Name	Last Name	Business Name, if applicable		
<u>1075 Franklinville Rd</u>	<u>Laurel</u>	<u>NY</u>	<u>11948</u>	
Mailing Address	City/ Town/ Village	State	Zip	
<u>516-214-0160</u>	<u>jimagee@amparchitect.com</u>			
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: 6 Block: 7 Lot 8  
Street Address: 302 6<sup>th</sup> St 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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# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

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The Code Official reviewed and denied an application dated 6/9/21 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: 150 Section: 150 - 7 & 8 Subsection: R-2 & R-1

**Type of appeal made for:**

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: 150 Section: 7 and 8 Subsection: R-2 & R-1

**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:

Remove existing frame garage

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

Dimensions of First Floor (Addition/Extension): 780 SF

Dimensions of Second Floor: N/A

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

\_\_\_\_\_ - Feet, \_\_\_\_\_ - 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: N/A

Describe General Characteristics BEFORE alterations:

Existing 2 story frame dwelling with covered porches, pergola, and garage

Number of floors AFTER Alterations: N/A

Describe General Characteristics AFTER alterations:

Same as above, with proposed pool and garage + studio

### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 1,411 SF

Proposed Increase in Building Coverage: 1,428 SF

Square Footage of this Lot: 8,712 SF

Percentage of Coverage of this Lot by Building Area: 34.9 %

### **Purpose of New Construction:**

*Please describe:*

Proposed garage and studio  
Proposed pool

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# 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 change will add to the characteristics of the neighborhood and near by properties will not be affected.

**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 building is already non conforming  
The garage and pool house will add character.

**Is the requested Area Variance substantial?**

The proposed pool and garage + studio are in line with pre-existing non conformities.

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

No, the proposed construction will not be directly impacting on the environment or conditions in the neighborhood.

**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 proposed construction is already on a non conforming lot.

**Are there Covenants or Restrictions concerning this land?  Yes  No**

*If yes, please furnish copies.*

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**GENERAL SYMBOL KEY:**

- EXISTING TO REMAIN
- NEW FOUNDATION WALL
- NEW WOOD FRAME



PROJECT / ZONING DATA	
TAX MAP #	1001-6-1-B
ZONING DISTRICT	R-2 NC
LOT AREA	0.2 ACRES
VARIANCE APPROVAL	*DATE
FEMA FLOOD ZONE	X
WETLANDS DISTRICT	N NA
DEG DISTRICT	N NA

LOT COVERAGE		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	8,318.0 S.F.	
EXISTING BUILDING	1,000.0 S.F.	12.0%
EXISTING PORCHES	471.2 S.F.	5.7%
PROPOSED POOL	648.0 S.F.	7.8%
PROPOSED GARAGE/STUDIO	780.0 S.F.	9.4%
TOTAL AREA OF ALL STRUCTURES	2899.2 S.F.	34.9%

\*\*MAXIMUM LOT COVERAGE ALLOWED - 55%  
(50% OF REAR YARD FOR ACCESSORY STRUCTURES)

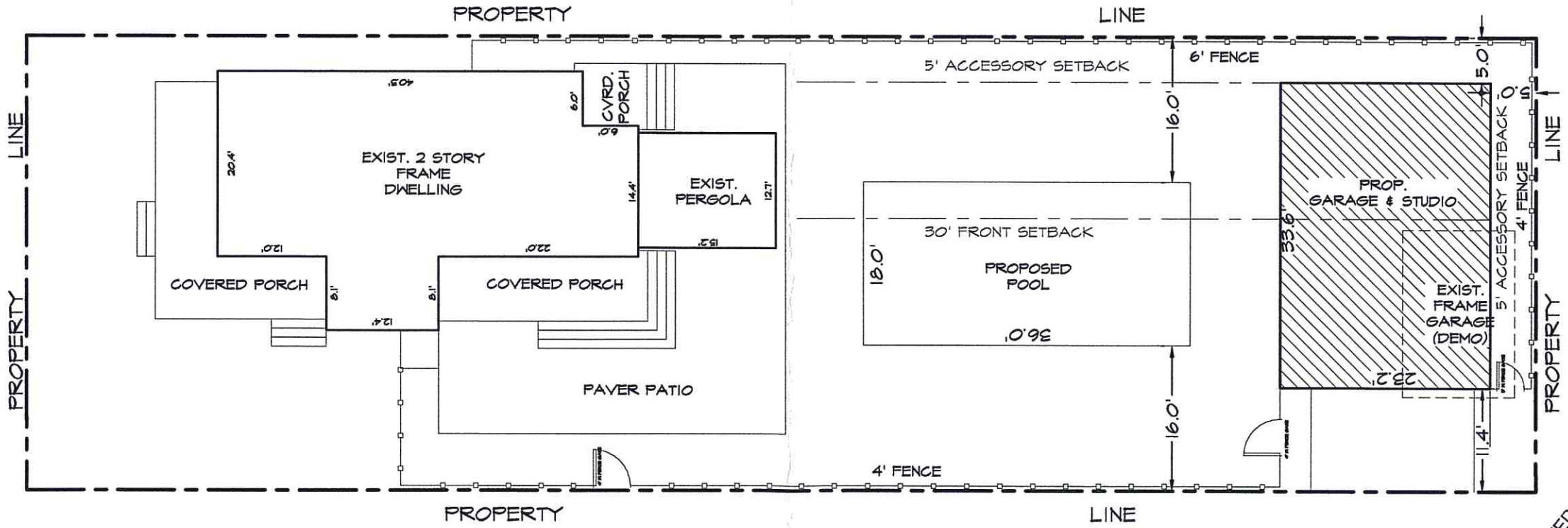
ACCESSORY STRUCTURE REQUIREMENTS			
		PROPOSED /EXISTING	COMPLIES
MAXIMUM HEIGHT	15'	15'	YES
MINIMUM SIDE YARD	5.0'	5.0'	YES
MINIMUM REAR YARD	5.0'	5.0'	YES
MINIMUM FRONT YARD	30.0'	11.5'	NO
MAX SQUARE FOOTAGE	1485 S.F.	1,427.0 S.F.	YES

MARK UP DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

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SIXTH STREET



CURRENT SURVEY  
PREDATES PERGOLA  
BUILT IN 2018

BROWN STREET

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SITE PLAN

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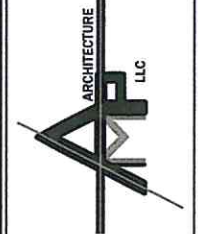
SCALE: 1" = 15'-0"

PROPOSAL FOR:




**BELL  
GARAGE & POOL**  
302 6TH ST  
GREENPORT, NY 11944

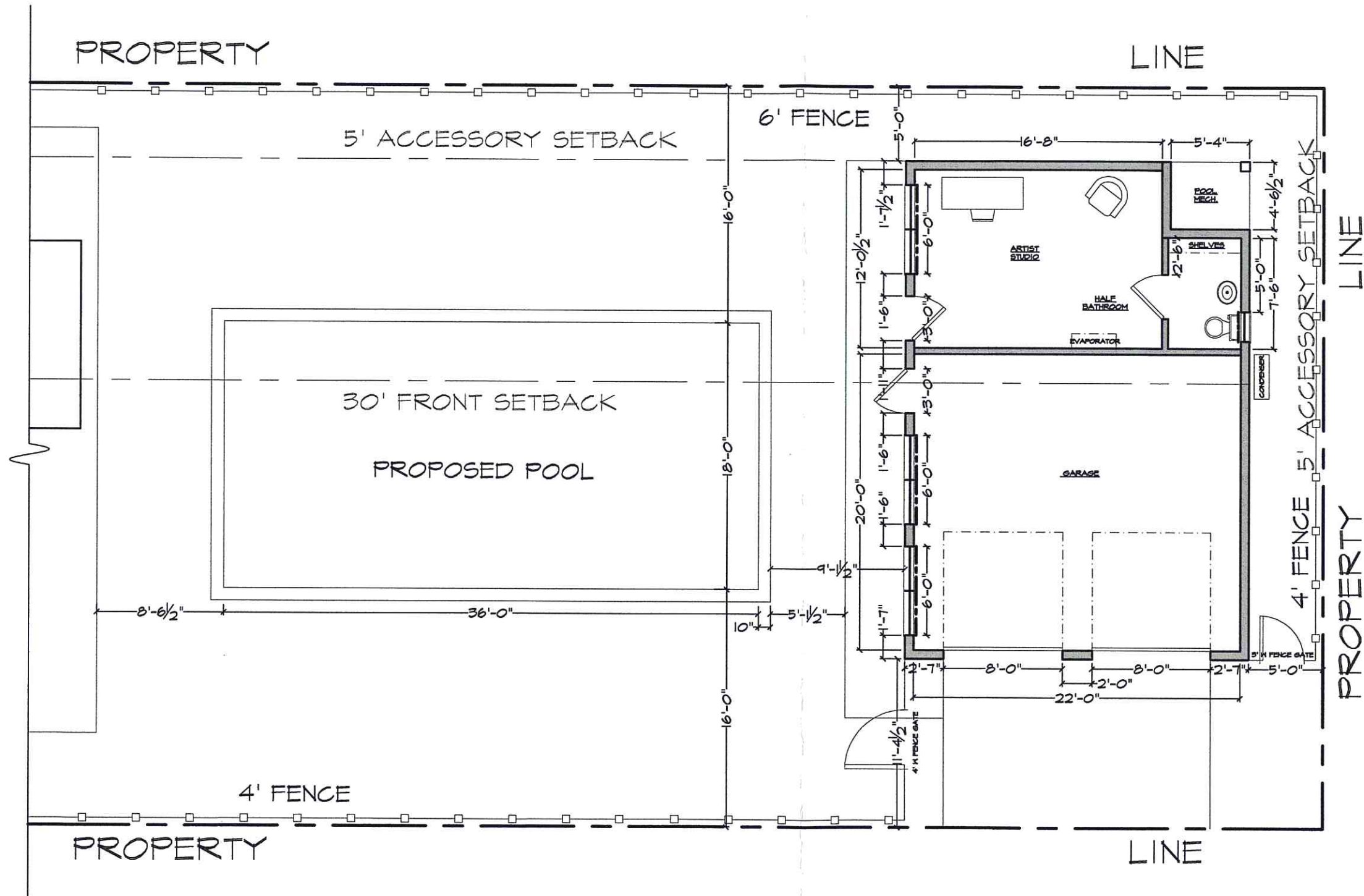
DATE: 6/30/21

PROJECT: **SD-2**



GENERAL SYMBOL KEY:

-  EXISTING TO REMAIN
-  NEW FOUNDATION WALL
-  NEW HOOD FRAME



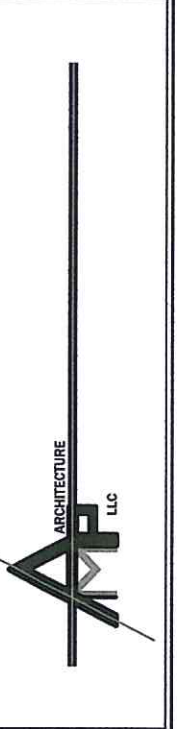
PROPOSED FLOOR PLAN

698.7 GROSS S.F.



MARK UP DATE: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

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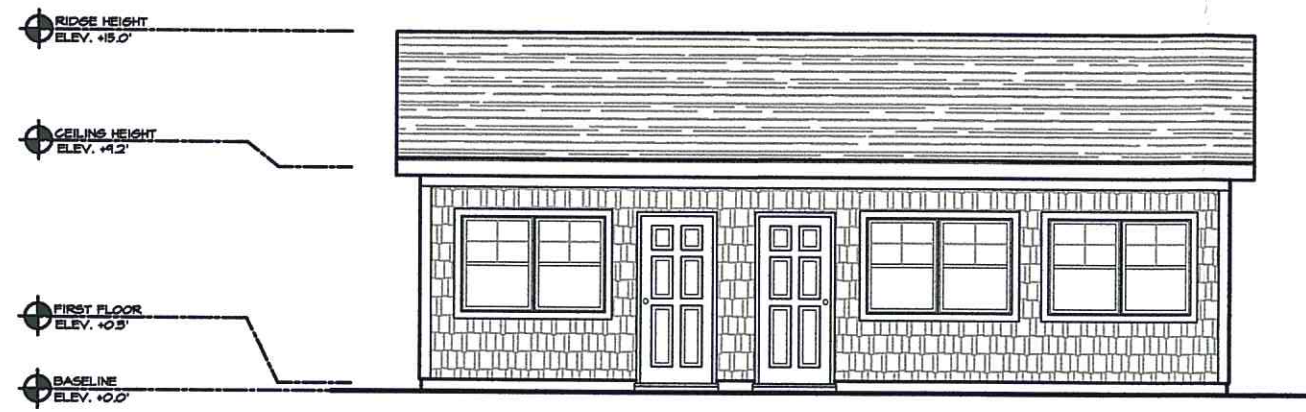
PROPOSAL FOR: **BELL GARAGE & POOL**  
302 6TH ST  
GREENPORT, NY 11944

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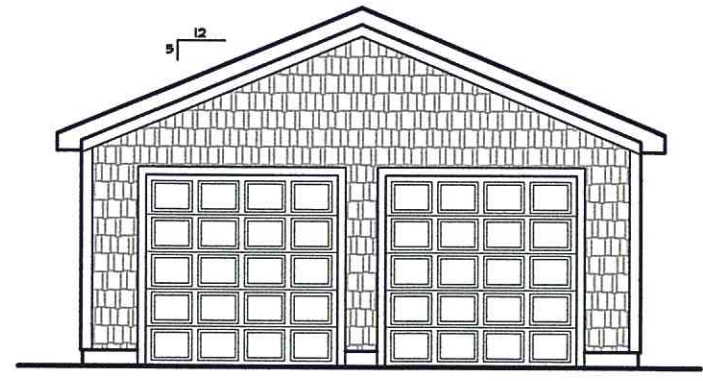
DATE: 6/30/21  
GE: **SD-3**





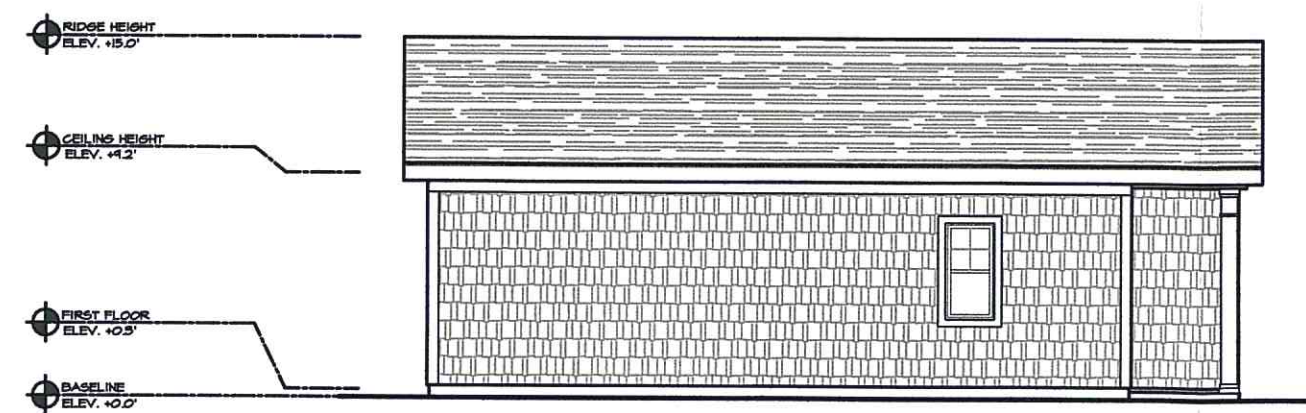
**FRONT (WEST) ELEVATION**

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



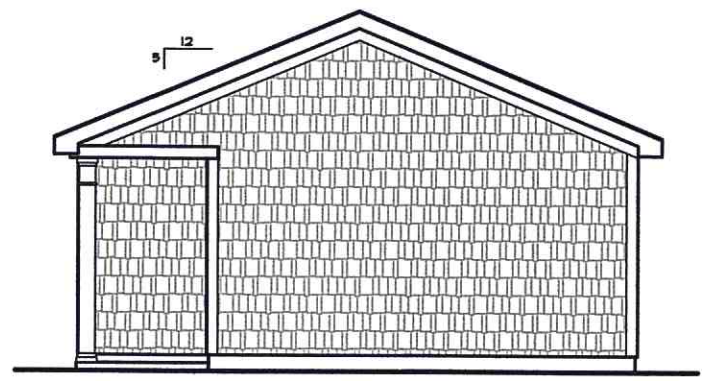
**RIGHT (SOUTH) ELEVATION**

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



**REAR (EAST) ELEVATION**

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



**LEFT (NORTH) ELEVATION**

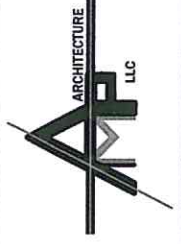
SCALE: 1/8" = 1'-0"

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MARK UP DATE: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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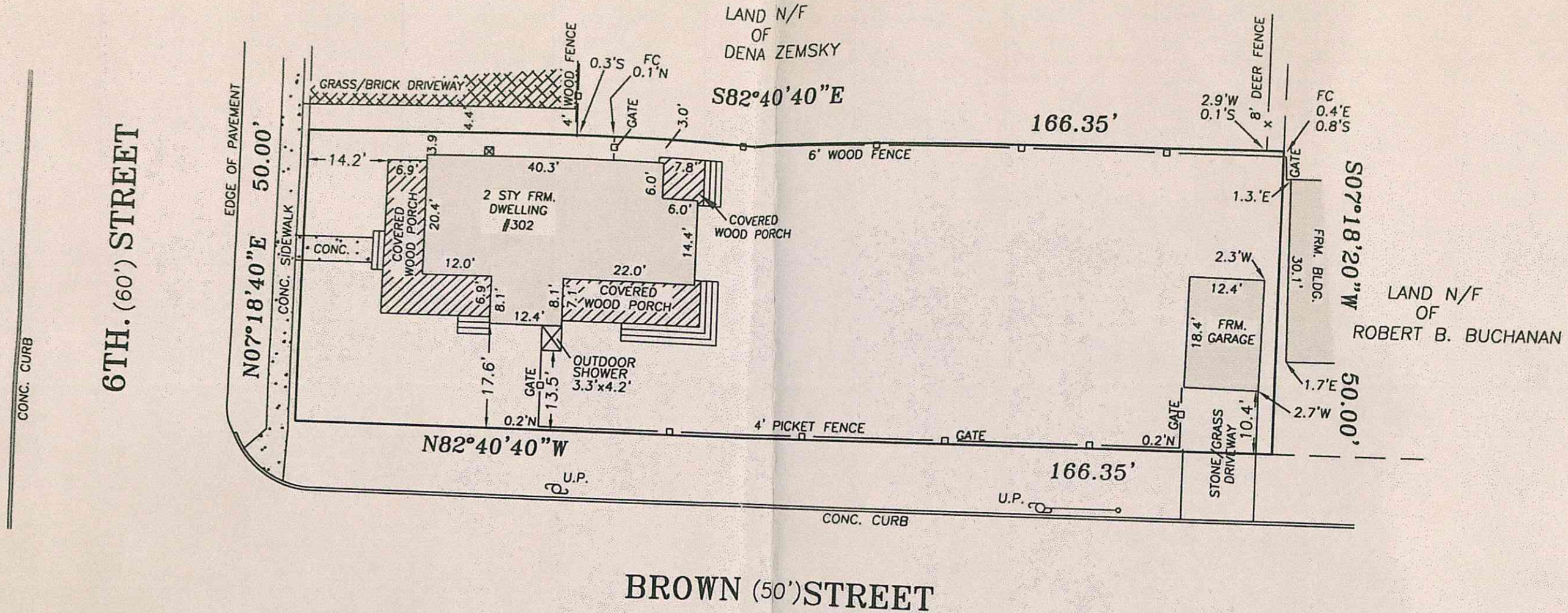


PROPOSAL FOR:

**BELL  
GARAGE & POOL**  
302 6TH ST  
GREENPORT, NY 11944

DATE: 6/30/21

GE: **SD-4**



AREA: 8,317.62 SQ.FT. or 0.19 ACRES

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

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 LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: DESCRIBED PROPERTY  
 MAP OF:  
 FILED:  
 SITUATED AT: VILLAGE OF GREENPORT  
 TOWN OF: SOUTHDOLD  
 SUFFOLK COUNTY, NEW YORK  
 FILE # 14-138 SCALE: 1"=30' DATE: OCT. 15, 2014

ELEVATION DATUM: \_\_\_\_\_  
 CERTIFIED TO: JU-LIE BELL; ALEXANDER BELL;  
 FIDELITY NATIONAL TITLE INSURANCE CO.;  
 KENNETH M WOYCHUK LAND SURVEYING, PLLC  
 Professional Land Surveying and Design  
 P.O. Box 153 Aquebogue, New York 11931  
 PHONE (631)298-1588 FAX (631) 298-1588  
 maintaining the records of Robert J. Hennessy & Kenneth M. Woychuk

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