



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 12/10/2020 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: ARTICLE IV - SECTION 150-12B
ARTICLE V - SECTION 150-21 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): 18'6" X 16'0" FIRST FLOOR ADDITION
18'6" X 36' 0" ENTIRE RECONSTRUCTION

Dimensions of Second Floor: 18'6" X 16'0" SECOND FLOOR ADDITION

Height (from finished grade to top of ridge): 26' - Feet, 5" - Inches

Is basement or lowest floor area being constructed? Yes No CRAWL SPACE IN NEW ADDITION

If yes, please provide height (above ground) measured from natural existing grade to first floor:

 - Feet, 10" - Inches.

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 1

Describe General Characteristics BEFORE alterations: EXISTING FRAME GARAGE ON SLAB

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

USING THE SAME FOOTPRINT AS THE EXISTING GARAGE AND THE PROPOSED 16X 10' ADDITION THE BUILDING. THE BUILDING WILL BE A TWO STORY FRAME RESIDENTIAL UNIT. IT HAS SEPARATE ENTRANCES.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1376 SF

Proposed Increase in Building Coverage: 160 SF

Square Footage of this Lot: 4,991 SF

Percentage of Coverage of this Lot by Building Area: 27 % EXISTING
30.77 % PROPOSED

Purpose of New Construction:

Please describe:

NEW CONSTRUCTION IS TO PROVIDE 2 NEW APARTMENT
1 ONE BEDROOM @ 450 SQ. FT
1 STUDIO @ 400 SQ. FT.

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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 REHABILITATION OF THIS BUILDING SHOULD BE A WELCOME VENTURE. REPLACEMENT OF THE EXISTING GARAGE WITH A UPDATED CODE COMPLIANT BUILDING IS A BENEFIT FOR THE NEIGHBORHOOD. IT WILL ALSO PROVIDING YEAR ROUND WORKFORCE HOUSING, WHICH WILL BE GREAT BENEFIT TO 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 30FT. WIDE COMMERCIAL LOT WILL NOT ALLOW FOR FURTHER DEVELOPMENT WITHOUT A VARIANCE. THE REQUIRED SETBACKS, WHEN ADJOINING A RESIDENTIAL ZONE, LIMIT THE USE OF THE SIDE YARD. THE SIDE YARD REQUIREMENT IN THE COMMERCIAL ZONE IS 0 FT. WHEN IT ADJOINS A RESIDENTIAL ZONE IT REQUIRES 10' SETBACK ON EACH SIDE. MAKING THE BUILDING FOOTPRINT TOO SMALL FOR A REASONABLE USE.

Is the requested Area Variance substantial?

NO.

1).THE SITE IS 4,991 SQ. FT.
THE PRINCIPLE BUILDING IS 1006 SQ.FT.
THE EXISTING GARAGE IS 370 SQ. FT.
TOTAL LOT COVERAGE 1,376 SQ. FT. = 27%
WHERE 40% LOT COVERAGE IS PERMITTED.

NO. 2). PROPOSED LOT COVERAGE: 1,536 SQ. FT.= 31%
WHERE 40 %LOT COVERAGE IS PERMITTED.

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

THE IMPROVEMENT TO THIS PROPERTY IS VERY POSITIVE. THIS BUILDING WILL BLEND INTO THE FABIC OF THE NEIGHBORHOOD, USING FAMILIAR MATERIALS, DETAILS AND COLOR. THIS PROJECT WILL PROVIDE 2 FULL TIME RENTAL UNITS, WALKING DISTANCE FROM DOWNTOWN.

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 DIFFICULTY IN RECONSTRUCTION OF THE GARAGE IS NOT SELF CREATED. THE EXISTING NONCONFORMING BUILDING HAS OUTLIVED ITS ORIGINAL GARAGE STATUS. THE PRINCIPLE BUILDING WAS A RESIDENCE, IT HAS NOT HAD RESIDENTAIL USE IN A DECADE. THE COMMERCIAL USE OF THE PRINCIPLE BUILDING LEAVES AN OPPORTUNITY TO REHABILITATE THE GARAGE IN THE REAR TO PROVIDE MUCH NEEDED HOUSING.

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

If yes, please furnish copies.

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

NOTICE OF DISAPPROVAL

Date: December 10, 2020

To: Quiet Man Studio
2805 West Mill Road
Mattituck, New York 11952

PLEASE TAKE NOTICE that your application dated October 13, 2020, with a site-plan received on December 7, 2020 to convert a garage into a 2-story, 2-unit dwelling, located at 449 Main Street, in the C-R District, is returned herewith and disapproved on the following grounds:

§ 150-21 Nonconforming buildings with conforming uses.

A "nonconforming building with conforming use" is any building which does contain a use permitted in the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such building shall have been legally existing prior to the effective date of this chapter or any amendment thereto.

A.

Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations pertaining to such buildings.

The current building is used as a garage. The applicant is proposing the conversion of the existing garage to a 2-story, 2-unit residential dwelling. An occupancy change is not specified in this article; therefore, area variances must be obtained prior the issuance of a building permit.

1. Side Yard Setback Requirements.

150-12-B

Side Yard Setback Requirements for buildings in the CR district within 25-feet of a residential district boundary: 10-feet.

The plans show a 1-foot, 2-inch setback off the north side of the existing accessory structure. The minimum setback requirement is 10-feet. This would require a 8-foot, 10-inch area variance.

2. Side Yard Setback Requirements.

150-12-B

Side Yard Setback Requirements for buildings in the CR district within 25-feet of a residential district boundary: 10-feet.

The plans show a 2-foot, 8-inch setback off the south side of the proposed patio. The minimum setback requirement is 10-feet. This would require a 7-foot, 4-inch area variance.

3. Rear Yard Setback Requirements.

150-12-B

Rear Yard Setback Requirements for buildings in the CR district within 25-feet of a residential district boundary: 10-feet.

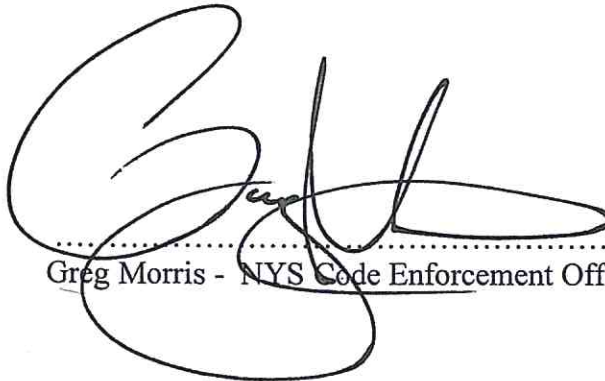
The plans show a 3-foot, 2-inch setback off the north side of the existing accessory structure. The minimum setback requirement is 10-feet. This would require a 6-foot, 10-inch area variance.

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

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

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

Map: 1001 Section: 4 Block: 7 Lot: 18


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

12/10/2020

.....
Date

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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			
Name of Action or Project: 449 Main Street Holdings, LLC			
Project Location (describe, and attach a location map): 449 Main Street, GREENPORT, NY			
Brief Description of Proposed Action: REDEVELOP EXISTING GARAGE TO HOUSE 2 RENTAL APARTMENTS: EXISTING GARAGE IS 370 SQ. FT. ADDITION IS 160 SQ. FT. 2 STORY FRAME BUILDING FOR YEAR ROUND WORKFORCE HOUSING.			
Name of Applicant or Sponsor: Bennett Brokaw for 449 Main Street Holdings, LLC		Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 4317 Bergin Avenue, Mattituck, NY 11944			
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 checked="" 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: ZONING BOARD OF APPEALS AND BUILDING DEPT.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	1530 SQ. FT
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 checked="" type="checkbox"/> Commercial <input 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input type="checkbox"/>	<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"/>	<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?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>DRY WELLS WILL BE INSTALLED TO CONTAIN ROOF RUNOFF</u>			

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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</u>		Date: <u>3/21/21</u>
Signature: <u><i>Eileen Wingate</i></u>		

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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)

PRINT

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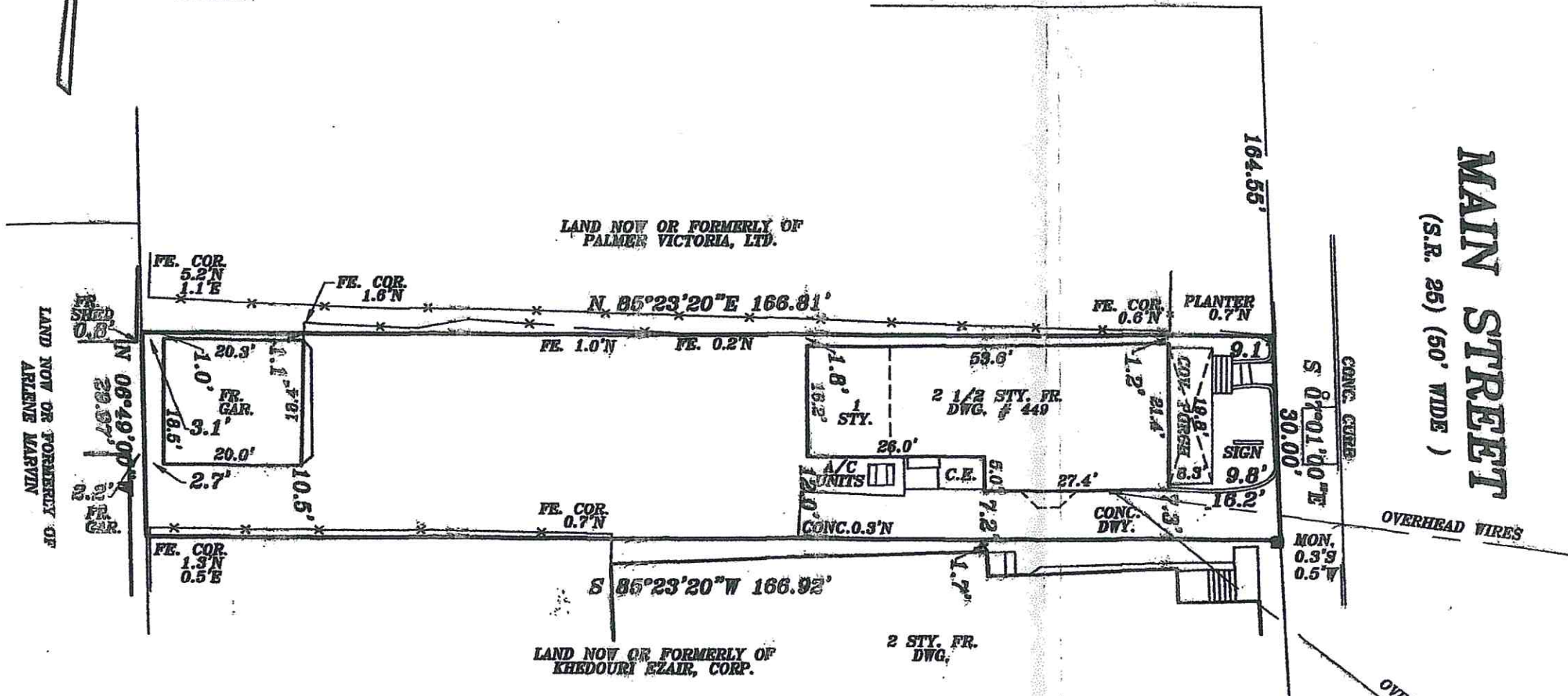
**SURVEY OF DESCRIBED PROPERTY
SITUATED AT
INCORPORATED VILLAGE OF GREENPORT
SUFFOLK COUNTY, NEW YORK**

S.C.T.M. NO. 1001-4-7-18
AREA = 5,002 SQ. FT.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED. 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 SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED A TRUE VALID COPY. ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

CENTER STREET

**MAIN STREET
(S.R. 25) (50' WIDE)**



MAR 26 2021

PAT T. SECCAFICO
PROFESSIONAL LAND SURVEYOR, P.C.
- SUCCESSOR TO -
DONALD TASE, L.S.
RICHARD WILHELM AND ASSOCIATES
NORTHSTAR SURVEYING, P.C.
PAUL T. CANALIZO, L.S., ROBERT A. KART, L.S.
GOOD GROUND SURVEYORS, P.C.

328A Main Street
Center Moriches, NY 11934
Phone: (631) 878-0120
Fax: (631) 878-7190

Hampton Atrium Unit D-4
186 W. Montauk Highway
Hampton Bays, NY 11946
Phone: (631) 728-5330
Fax: (631) 728-6707

PSECCAFICO@OPTONLINE.NET
N.Y.S. LIC. NO. 049287
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Pat T. Seccafico

FILE NO. T61415

SCALE: 1" = 20'

DATE: 03/07/2016

APPLICATION FOR BUILDING PERMIT

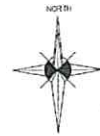
CONVERSION OF EXISTING GARAGE AND ADDITION

GENERAL NOTES:

1. ALL WORK MATERIAL AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM BUILDING CODE, AND THE NEW YORK STATE ENERGY CONSERVATION CODE, AND LOCAL AUTHORITIES.
2. ALL CONCRETE SHALL BE STONE AGGREGATE WITH A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
3. ALL LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE #2 OR BETTER.
4. PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS, POSTS AND PARALLEL PARTITIONS, EXCEPT AS NOTED ON DRAWING.
5. BRIDGING TO BE PROVIDED FOR ALL JOISTS AND FLOOR BEAM. SPACING NOT TO EXCEED 8 FT.
6. ALL DIMENSIONS AND GRADE CONDITIONS TO BE VERIFIED BY CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION AND ORDERING OF MATERIALS. THIS FOUNDATION HAS BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF TWO (2) TSF AND GRADES LESS THAN 5% CONTRACTOR SHALL VERIFY THAT THESE CONDITIONS ARE MET. ALL FILL BENEATH CONCRETE SLABS TO BE COMPACTED TO 95% RELATIVE DENSITY.
7. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM IS INSTALLED.
8. ALL HEADERS 6 FT IN LENGTH AND OVER TO BE SUPPORTED BY DOUBLE UPRIGHTS, 9 FT AND OVER BY TRIPLE UPRIGHTS. ALL HEADERS TO BE MINIMUM OF (2) 2x8" OR AS NOTED
9. PROVIDE FIRESTOPPING AT ALL LEVEL PENETRATIONS.
10. PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR DOORS, WINDOWS, DECKS, ETC.
11. DO NOT SCALE DRAWINGS
12. DESIGN CONSULTANTS OR RECORD ARCHITECT-ENGINEER ARE NOT RESPONSIBLE FOR THE INSPECTION, SUPERVISION, OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT. FEDERAL, STATE AND LOCAL ZONING AND BUILDING CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S).
13. DESIGNER, ARCHITECT, OR ENGINEER MUST BE NOTIFIED IN WRITING BEFORE ANY CHANGES ARE MADE TO PLANS.
14. ELECTRICAL AND MECHANICAL COMPONENTS TO BE DESIGNED AND SPECIFIED BY OTHERS.
15. CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSURANCE NECESSARY TO PROTECT THE ENGINEER AND OWNER.

DESIGN CRITERIA:

	LIVE LOAD	DEAD LOAD
GROUND SNOW LOAD	25 PSF	15 PSF
LIVING AREAS AND DECKS	40 PSF	15 PSF
SLEEPING AREA	30 PSF	15 PSF
ATTIC	20 PSF	15 PSF
WIND SPEED	140MPH	
SEISMIC DESIGN CATEGORY	B	
WEATHERING	SEVERE	
FROST LINE DEPTH	36"	
TERMITE	MOD. - HVY.	
DECAY	SLIGHT	
ICE SHEILD REQ.	YES	



NOTE

TOTAL LOT COVERAGE = 38.5%
 PATIO AND DECK (387 S.F.) + BUILDINGS (1,536 S.F.) / TOTAL LOT (4,991 S.F.)



SITE PLAN

PROPERTY LOCATED AT:
 449 MAIN STREET GREENPORT, NY 11944
 VILLAGE OF GREENPORT, TOWN OF SOUTHOLD
 COUNTY OF SUFFOLK, STATE OF NEW YORK
 DISTRICT: 1001 SECTION: 4 BLOCK: 7 LOT: 18

SITE PLAN BASED ON INFORMATION FROM
 THE SURVEY DONE BY:
 PAT. T. SECCAFICO PROFESSIONAL LAND SURVEYORS, P.C.
 DATED: MAR. 7, 2016

LOT SIZE
 4,991 S.F.

BUILDINGS

EXISTING
 1006 S.F.

PROPOSED
 160 S.F.

GARAGESHED
 370 S.F.

TOTAL
 1,536 S.F.

PATIO AND DECK

EXISTING
 125 S.F.

PROPOSED
 259 S.F.

TOTAL
 387 S.F.

ROOF RUN-OFF

88 C.F.

DATE:	JAN. 29, 2020
REVISIONS:	NOV. 20, 2020

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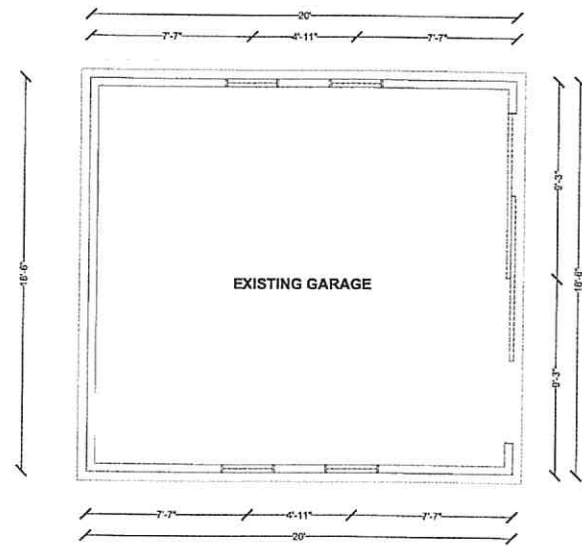
Condon Engineering, P.C.

1755 Sigsbee Road
 Mattituck, NY 11952

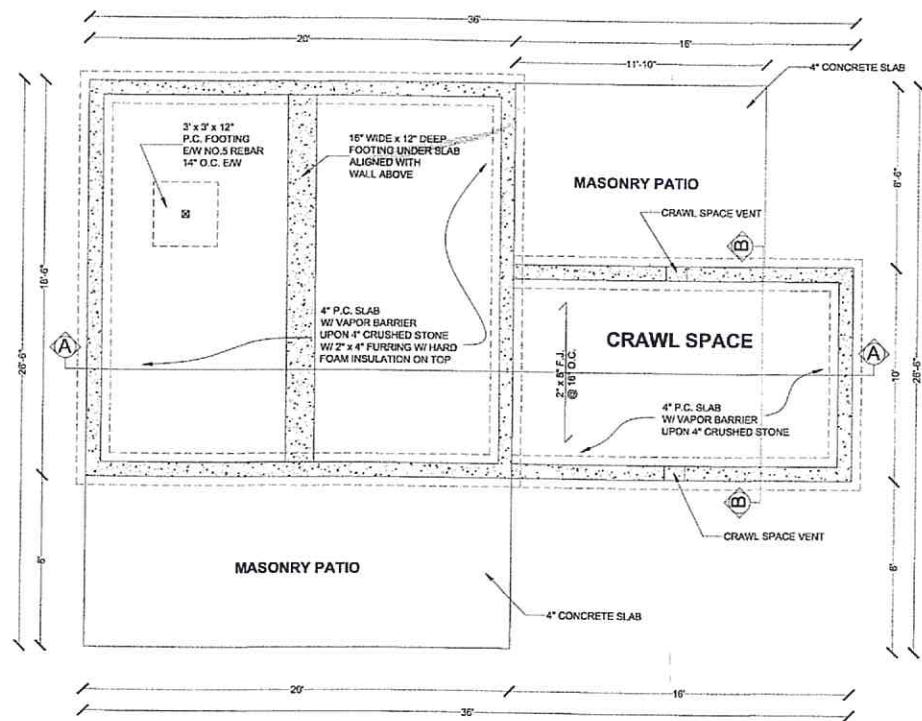
SCALE:
 1" = 10'-0"

DWG. NO.
 100.01

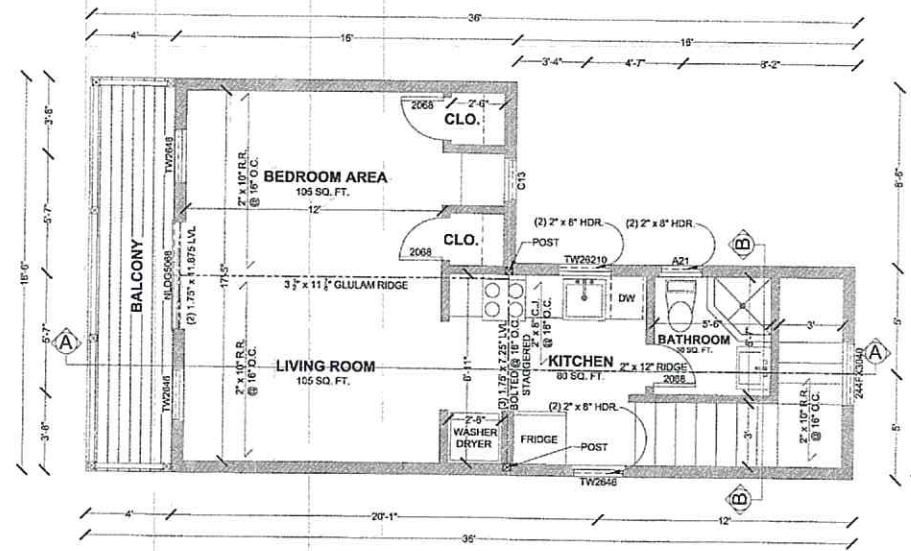
449 MAIN HOLDINGS LLC
 449 MAIN STREET GREENPORT, NY 11944



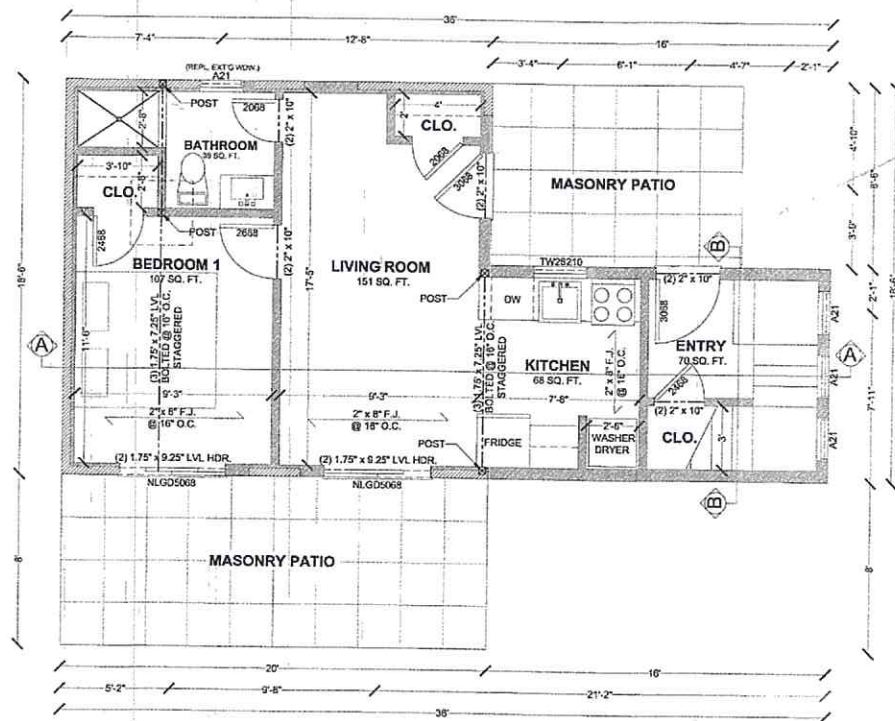
EXISTING FLOOR PLAN



PROPOSED FOUNDATION PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Foundation Notes:

The contractor is to verify all measurements in the field and any discrepancies are to be brought to the Engineer prior to construction.

- 1 - All concrete 4,000 psi after 28 days minimum.
- 2 - All rebar ASTM A-615 Grade 60.
- 3 - Footings are to be installed on undisturbed virgin soil. The bottoms of all footings are to be installed a minimum of 3' below grade unless indicated otherwise.
- 4 - All snap off form ties are to be removed and remaining openings are to be sealed/grouted.
- 5 - The foundation contractor shall coordinate with the plumbing and electrical contractors relative to installation of sleeves and other penetrations prior to pouring concrete.
- 6 - Install isolation joints along foundation walls and at column and other floor penetrations.
- 7 - Installed contraction joints in the cellar floor slab every 18' minimum.
- 8 - Foundation excavation is not to be back filled prior to the installation of the floor framing.
- 9 - Backfill along foundation walls is to be clean material and is to be mechanically compacted in 6" lifts to 95% of maximum dry density.
- 10 - Follow cold weather concrete treatment relative to add mixtures in accordance with ACI 212.3R. Use Air-Entraining admixtures per ASTM C260, AASHTO M154 or Water Reducing and Set-Controlling Admixtures per ASTM C494, AASHTO M 194 only. Do not use Calcium Chloride or other corrosive type admixtures.

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LEGEND

- REMOVE ITEM
- EXISTING WALL
- NEW WALL

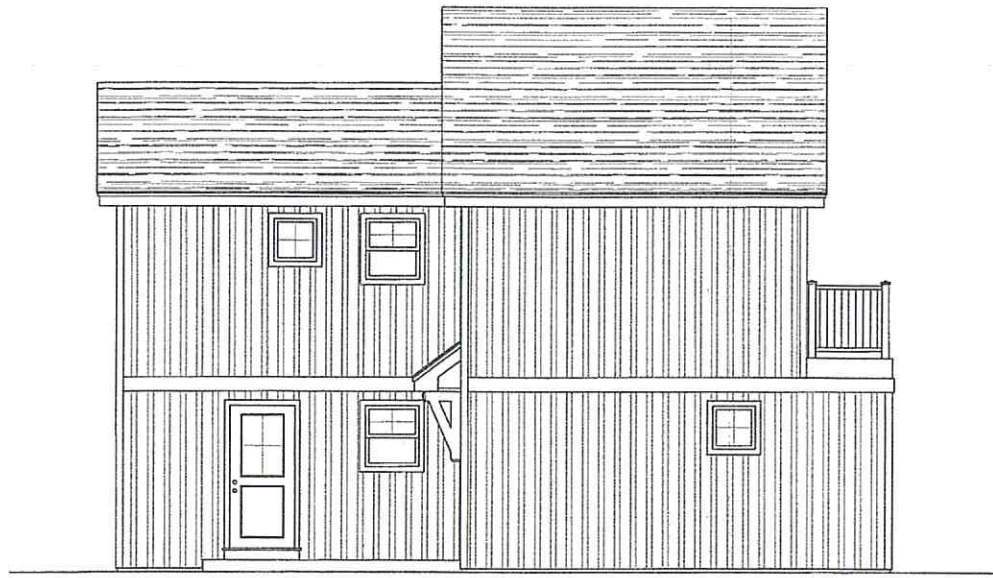


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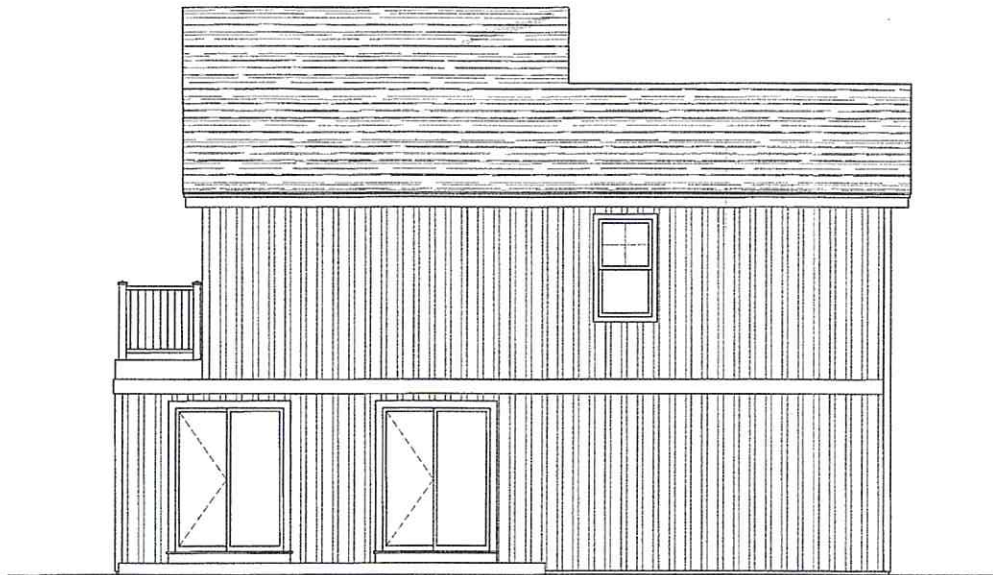
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PROPOSED NORTH ELEVATION



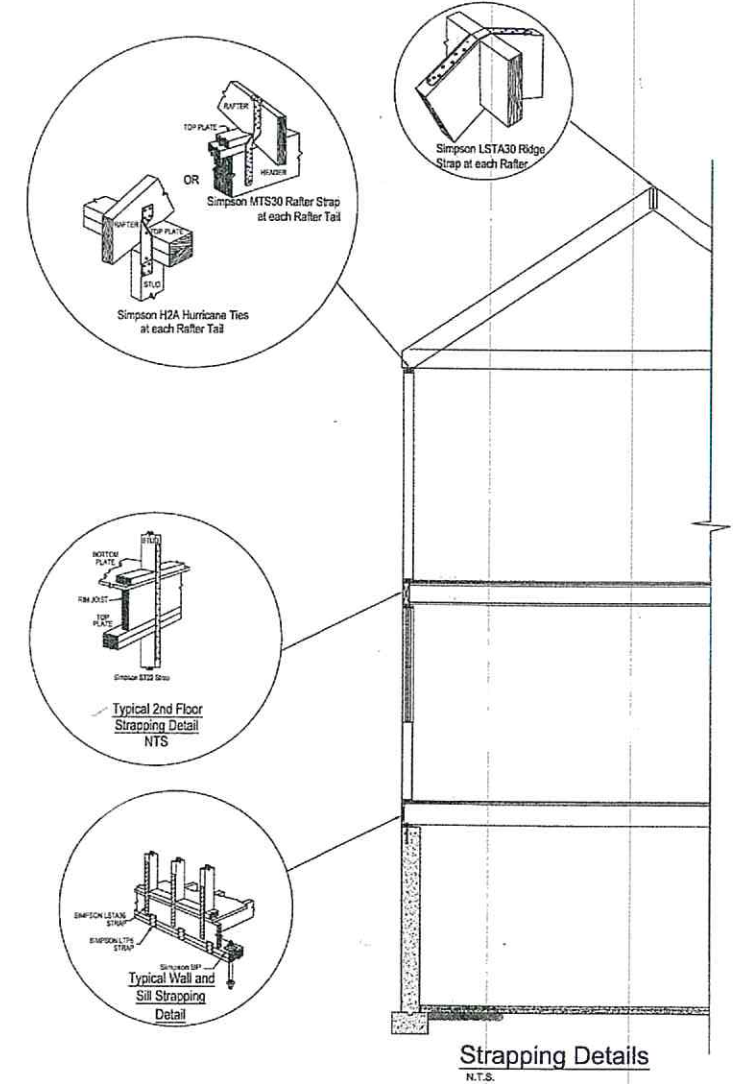
PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION



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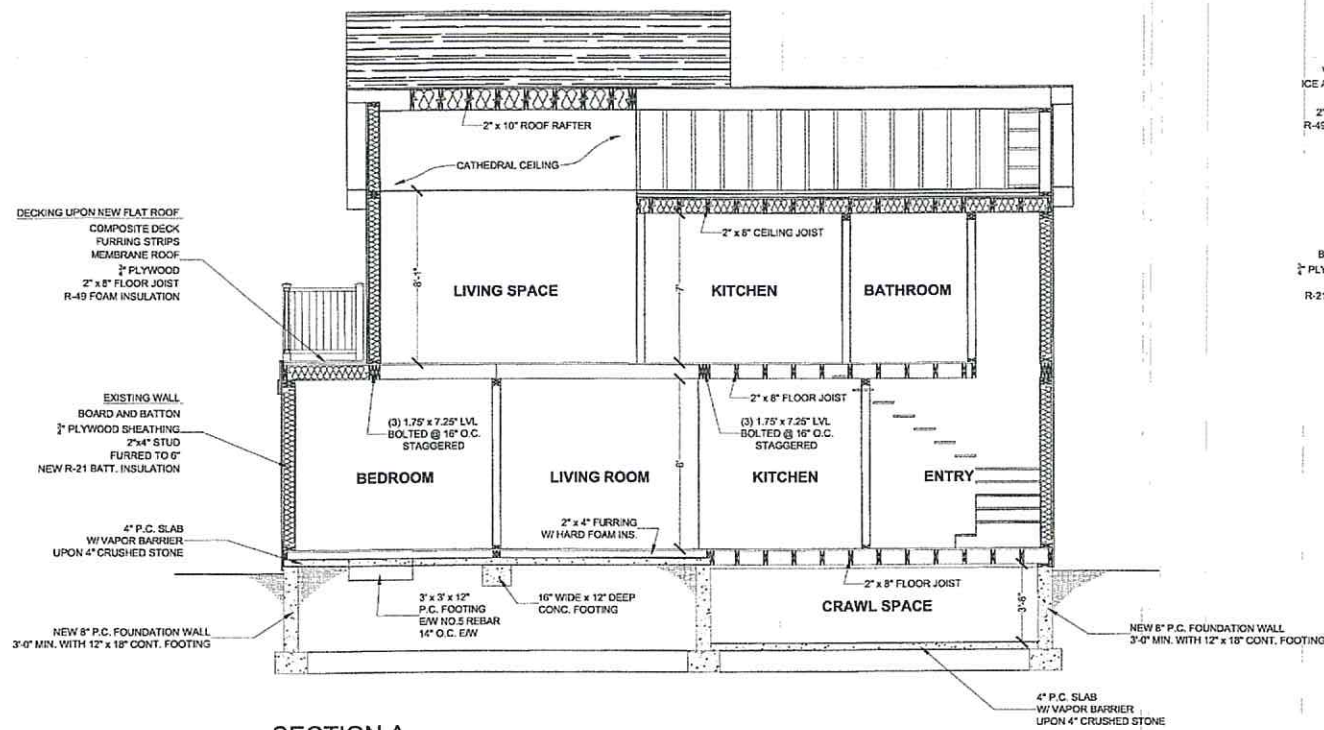


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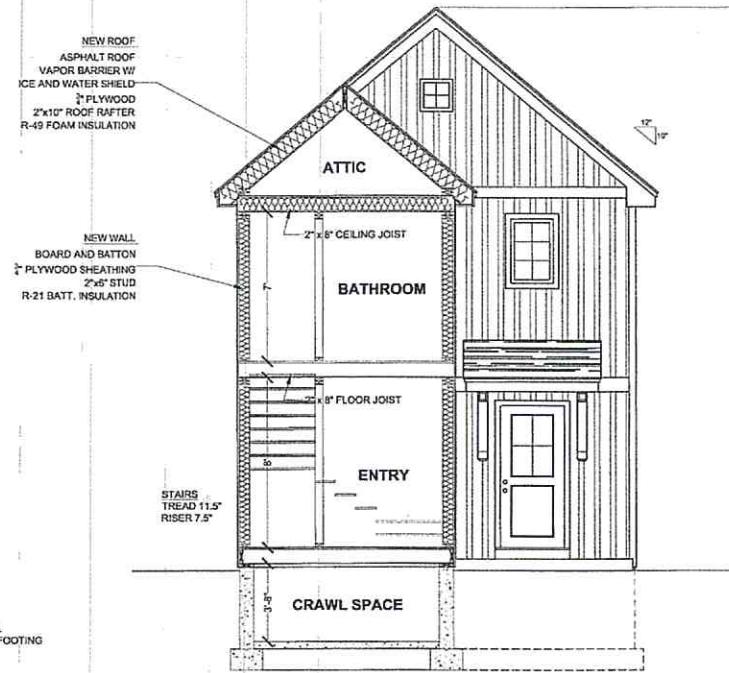
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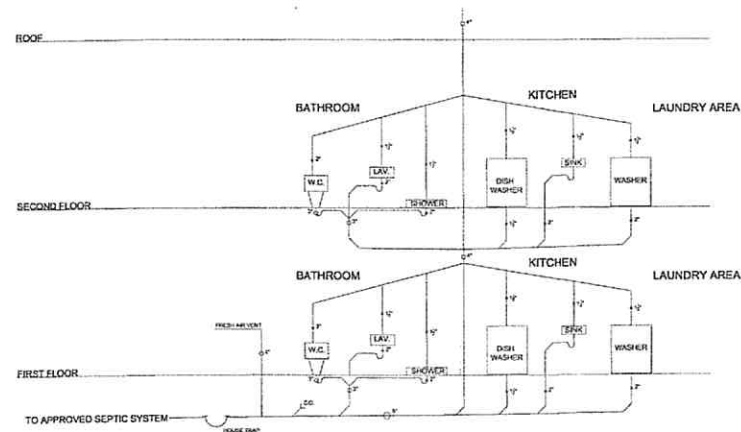
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SECTION A



SECTION B



WINDOW SCHEDULE

UNIT	QTY.	BRAND	MAN. CODE	SIZE	TYPE	NOTES
A	1	ANDERSEN	244FX3040	3040	PICTURE	FULL DIVIDED GRILL
B	1	ANDERSEN	C13	2030	CASEMENT	FULL DIVIDED GRILL
C	3	ANDERSEN	244FX1816	1816	TRANSOM	FULL DIVIDED GRILL
D	5	ANDERSEN	A21	2020	AWNING	FULL DIVIDED GRILL, TEMPERED
E	2	ANDERSEN	TW26210	26210	DBL HUNG	FULL DIVIDED GRILL
F	1	ANDERSEN	TW2646	2646	DBL HUNG	FULL DIVIDED GRILL, TEMPERED
G	2	ANDERSEN	TW2646	2646	DBL HUNG	FULL DIVIDED GRILL
H	3	ANDERSEN	NLGD5068	5068	SLIDING DOOR	NO GRILL
I	2	N/A	3068	3068	EXT. DOOR	STYLE DECIDED BY OWNER
J	5	N/A	2068	2068	INT. DOOR	STYLE DECIDED BY OWNER
K	2	N/A	2468	2468	INT. DOOR	STYLE DECIDED BY OWNER
L	1	N/A	2668	2668	INT. DOOR	STYLE DECIDED BY OWNER

Framing Notes:

The contractor is to verify all measurements in the field and any discrepancies are to be brought to the attention of the Engineer prior to construction.

Wood Framing

- All lumber is to be No. 2 or better Douglas Fir Larch (N) with the following minimum specifications:
Fb = 825 psi
Fv = 95 psi
Fc perp = 625 psi
E = 1,600,000 psi
- All Parallam (PSL) Lumber is to have the following minimum specifications:
Fb = 2,900 psi
Fv = 290 psi
Fc perp = 750 psi
E = 2,000,000 psi
- All Microllam (LVL) Lumber is to have the following minimum specifications:
Fb = 2,600 psi
Fv = 285 psi
Fc perp = 750 psi
E = 1,900,000 psi
- All Glued Laminated Beams (GLB) aka Anthony Power Beam are to have the following minimum specifications:
Fb = 3,000 psi
Fv = 300 psi
Fc perp = 805 psi
E = 2,100,000 psi
- All beams fabricated with multiple Laminated Veneer Lumber boards are to be nailed/bolted in accordance with the manufacturer's specifications.
- All Tjis are to be installed in accordance with the manufacturer's specifications and shall include squash blocking and web stiffeners at bearing points on girders and other load bearing areas.
- All straps, connectors, plates, bolts, nails, etc. are to be galvanized or stainless steel. Designated connectors, strap etc. on these drawings are made by Simpson unless indicated otherwise. All connectors, straps etc. are to be nailed/bolted in accordance with the manufacturer's specifications.
- All floor sheathing is to be 5/8 inch AC type plywood, tongue and groove, with an APA span rating of 48/24. Floor sheathing shall be glued and screwed to the floor joists (8" O.C. edges and 12" O.C. field).
- All wall sheathing is to be 15/32 inch APA Rated Exposure 1 plywood and shall be nailed with 10d common nails 8" O.C. edges and 12" O.C. field.
- Solid blocking is to be installed every 8' max or mid span of all floor joists with spans exceeding 8'.
- Double joists are to be installed below parallel walls.
- Blocking is to be installed at all point load bearing points.
- Walls are to be framed with 2x6 inch studs spaced 16 inches OC unless indicated otherwise.
- All bolts nuts and washers are to be hot dipped galvanized.

Steel Notes :

- All steel is to be ASTM Specification A-992-60
- All Tube Steel ASTM A500-GR-46
- All bolted connections are to be made with A-325 bolts.
- All welded connections are to be done by a certified welder and conform to AWS and AISC standards.
- All weld joints are to use E70XX electrodes.
- Steel is to be cleaned and shop prime with one coat TNEMEC 37-77 W Chem - Prime at 2.0 - 3.0 MDF.
- 1/2" web stiffeners are to be installed at all point load bearing points and over all column supports.
- All columns are to be bolted to steel girders with 1/2" bolts and to wood girders with 1/2" lag bolts.
- All girder splices are to be made above columns.

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