

Janice Claudio
Contract Vendee
2006 Gull Pond Lane
Greenport, NY 11944
(631) 806-9421

Reference: Zoning Board of Appeals Application 624 First Street; Submitted July 7, 2020

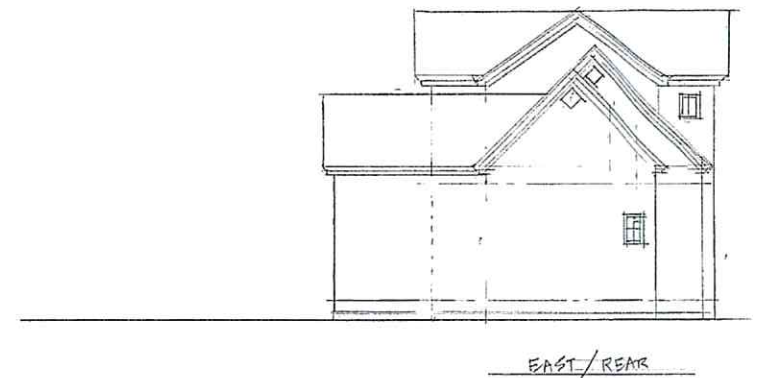
Dear Zoning Board Members:

I have more fully developed the building plans for 624 First Street and I thought that this additional information might be helpful in your review. I look forward to answering any questions you may have at the August 18th meeting.

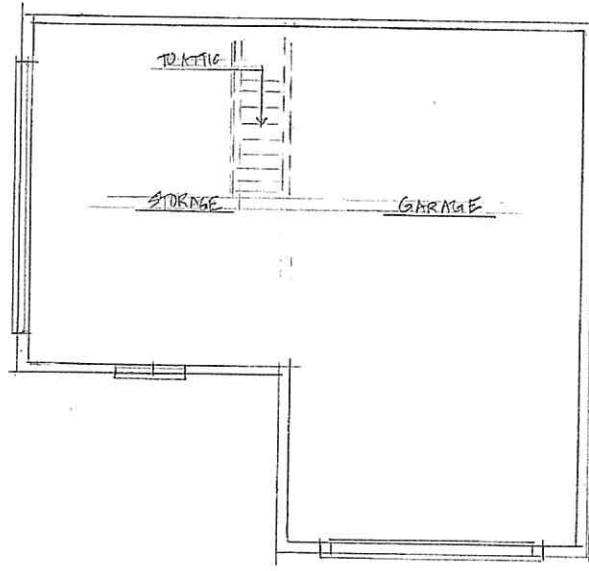
Regards,


Janice Claudio

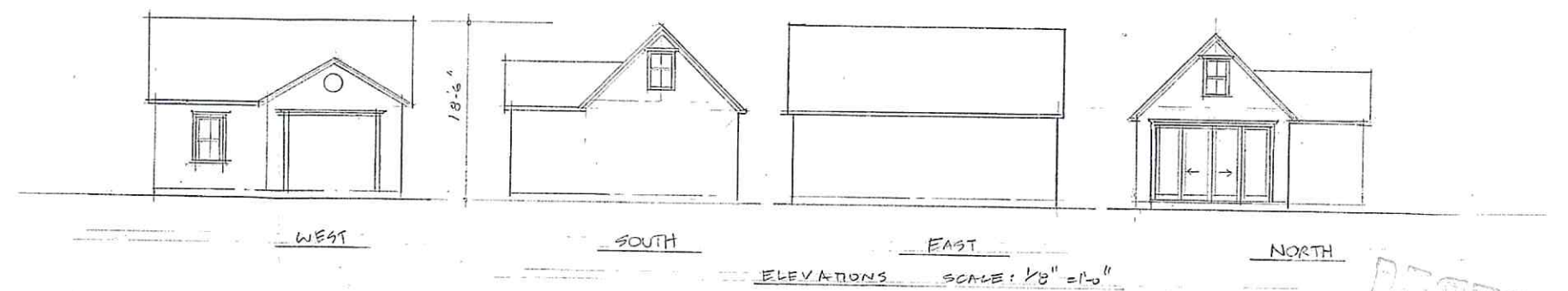
RECEIVED
JUL 31 2020
BY:



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PLAN 1/4" = 1'-0"



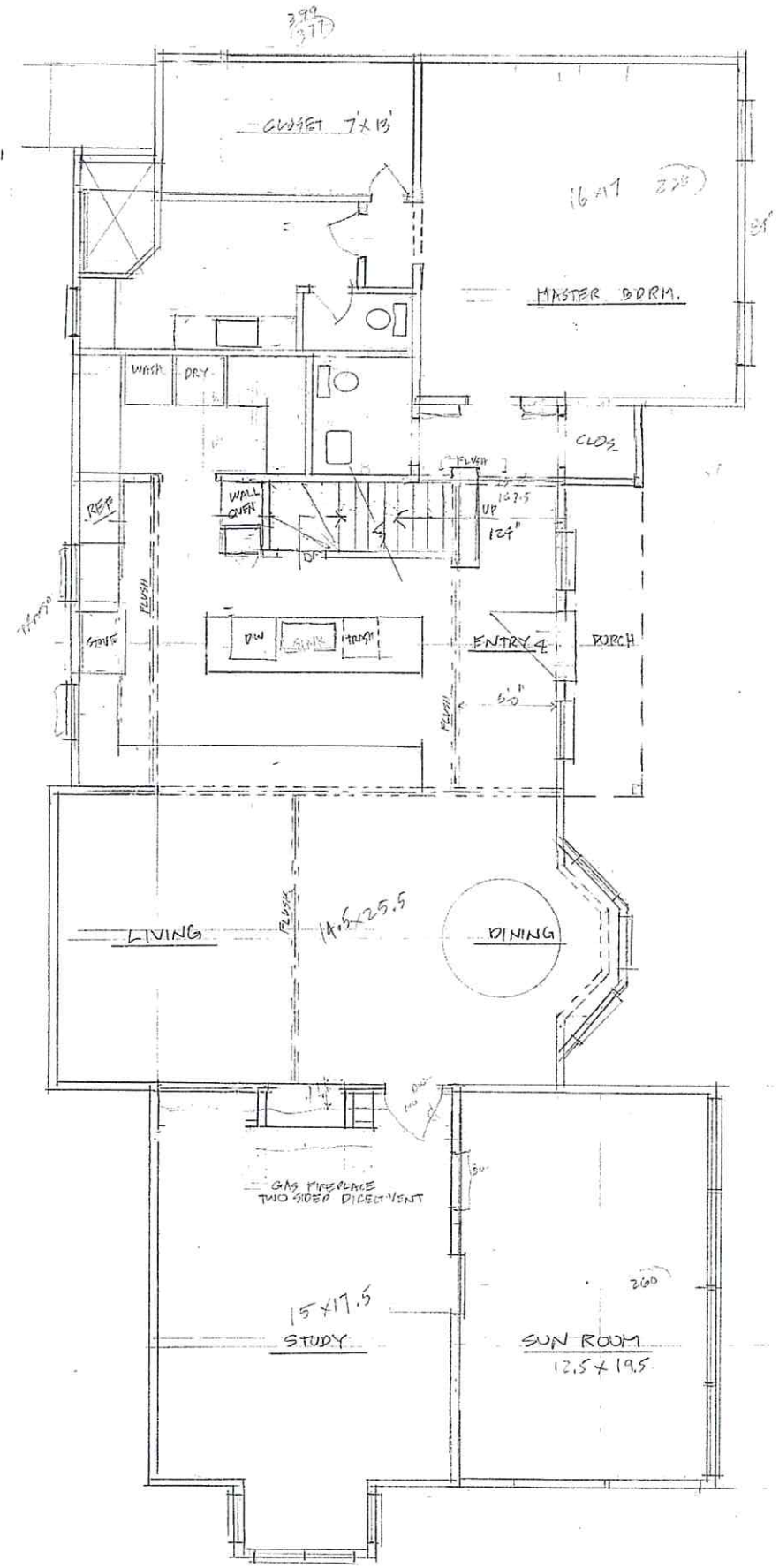
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JUL 31 2020
BY:

S U T E R AND **S U T E R**
ARCHITECTURE · LANDSCAPE · DESIGN
CLAUDIO RESIDENCE 1ST ST. GREENPORT
P.O. BOX 1709 124 JESSUP AVENUE QUOGUE, NEW YORK 11959
PHONE 516 971 1063 suterandsuter@gmail.com

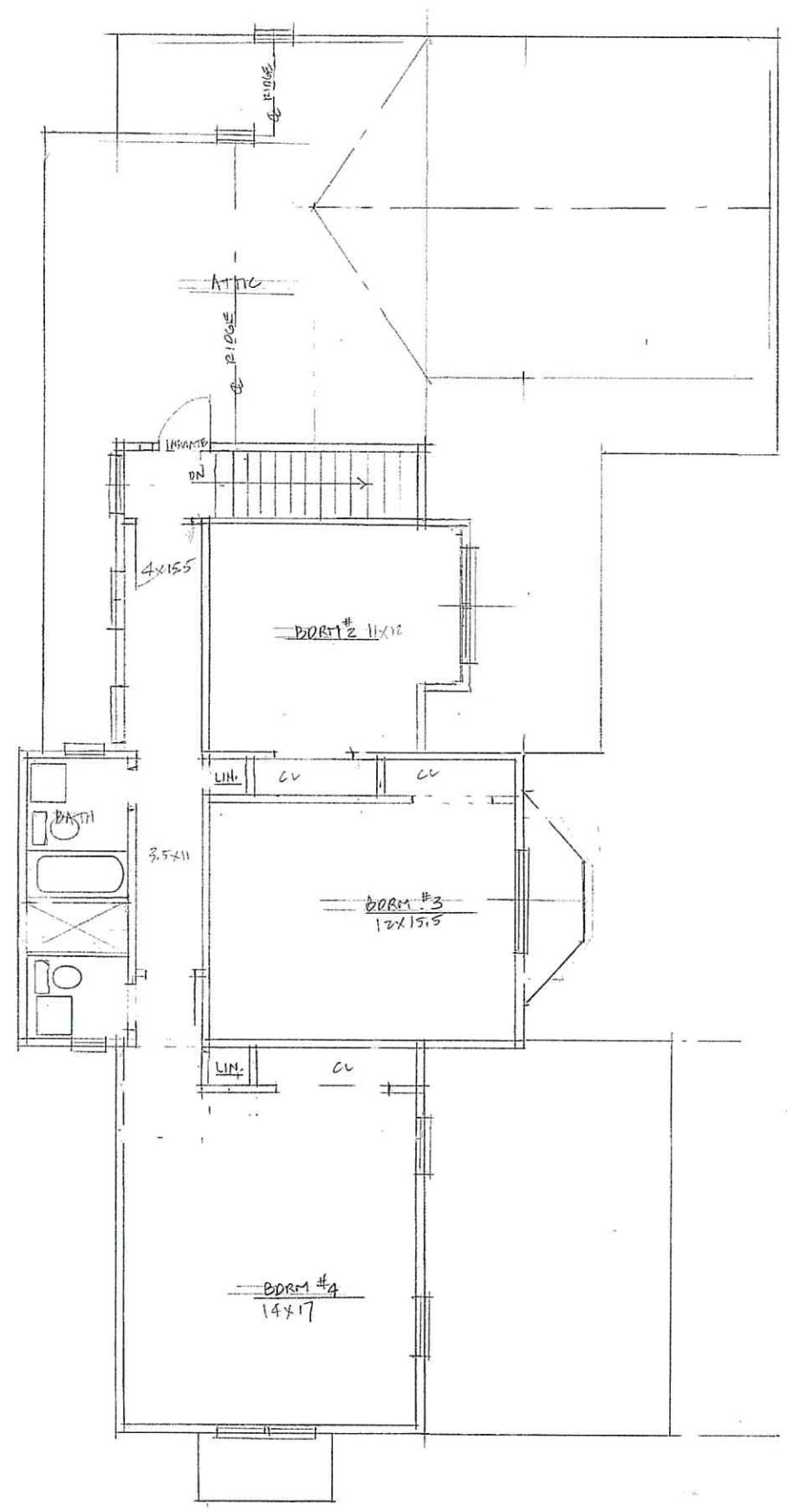
PROPOSED GARAGE = 523 SQ.FT.

GARAGE
SCALE: AS NOTED

ASD



1st FLOOR



2nd FLOOR

SQ. FT.

	EXISTING	PROPOSED	TOTAL
1st FLOOR	1,255	708	1,963
2nd FLOOR	965	-	965
TOTAL	2,220	708	2,928
GARAGE	-	528	528
PORCH	165	64	64

EXISTING FOOTPRINT = 1,420
 PROPOSED FOOTPRINT = 2,172 + GARAGE

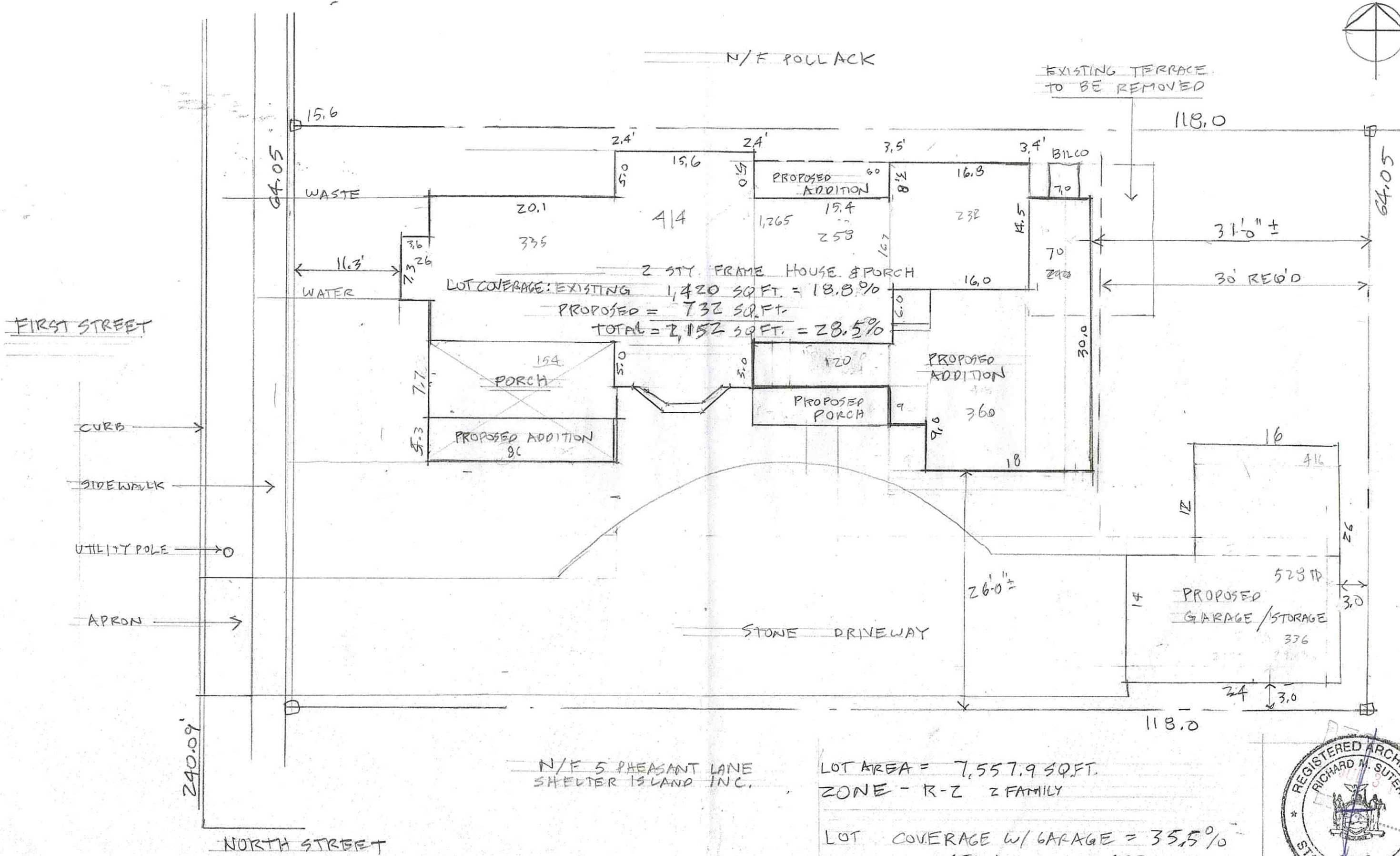
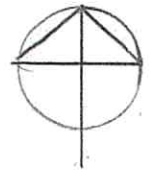
PLANS (DESIGN)
 SCALE: 1/4" = 1'-0"



7-24-20
 6-29-20

ZSA
 PREL

SUTER AND SUTER
 ARCHITECTURE · LANDSCAPE · DESIGN
 CLAUDIO RESIDENCE 1st STR. GREENPORT
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FIRST STREET

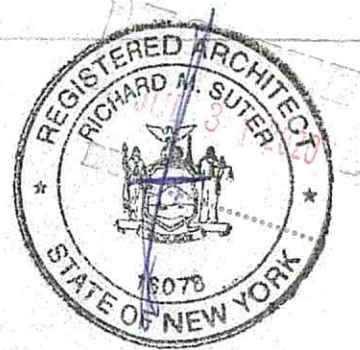
CURB →
 SIDEWALK →
 UTILITY POLE →
 APRON →

NORTH STREET

N/F 5 PHEASANT LANE
SHELTER ISLAND INC.

LOT AREA = 7,557.9 SQFT.
ZONE - R-2 2 FAMILY

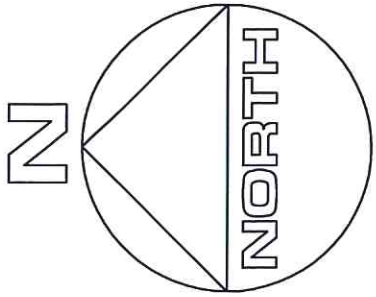
LOT COVERAGE W/ GARAGE = 35.5%
2,152 + 528 = 2,680



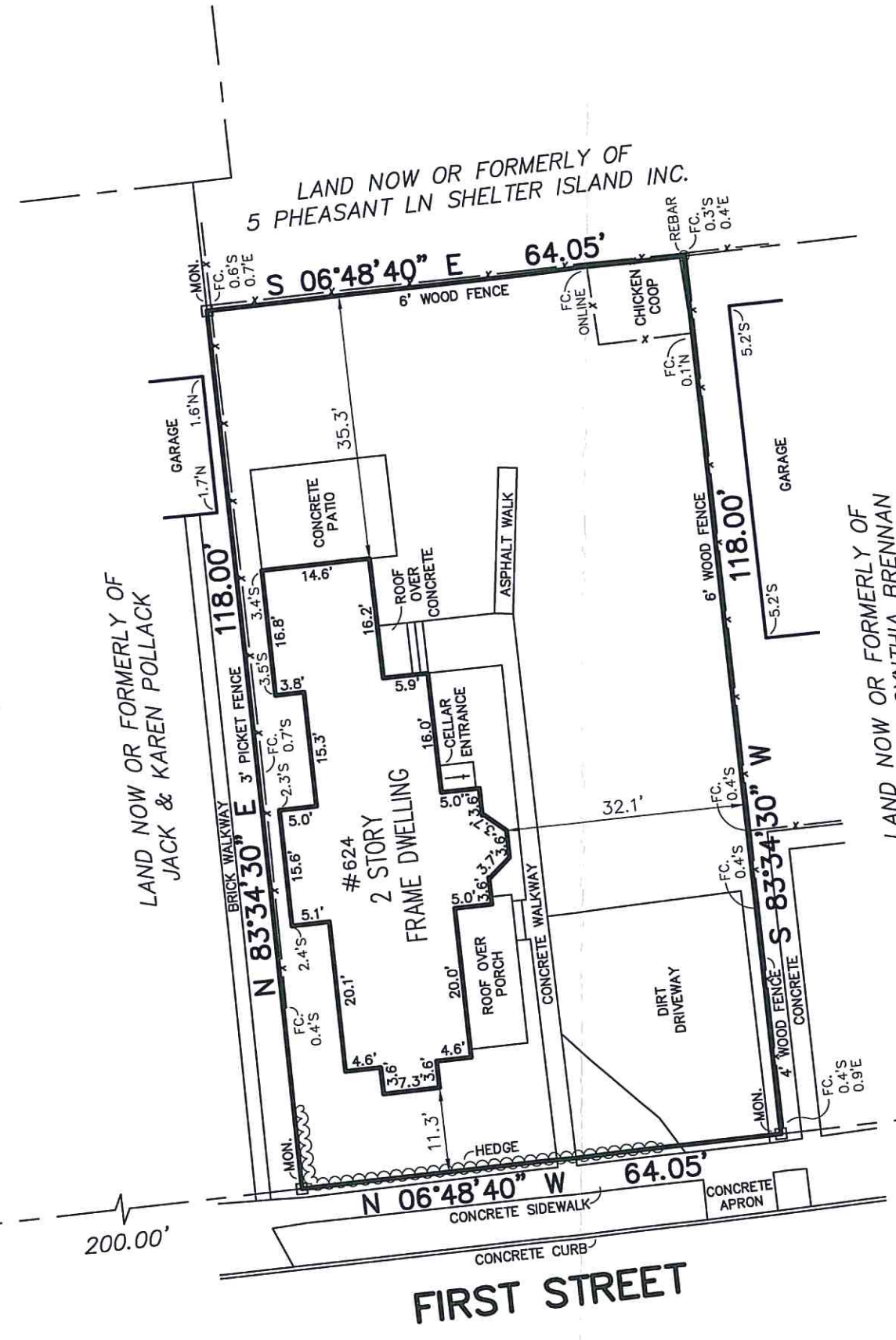
INFO ON SITE PLAN FROM SURVEY BY PECONIC SURVEYORS DATED: 4-13-18
 RICHARD SUTER, R.A., 516-971-1063 - BOX 1709, QUOGUE NY, 11959
 SCALE: 1" = 10'-0" DATE: 7-13-2020 - REVISION 7-1-2020

SITE PLAN END OF FIRST STREET GREEN DOT

THE AREA OF THIS PROPERTY IS 7,558 S.F. OR 0.174 ACRES
EXISTING CLEARING IS 7,558 S.F. (100%)



BROAD STREET



FIRST STREET

NORTH STREET



CERTIFIED TO:

Janice L. Claudio, as Trustee of the Janice L. Claudio Revocable Trust
Kensington Vanguard National Land Services
New York Title Insurance Company

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 1001 - 2 - 6 - 49.2

SURVEY OF: DESCRIBED PROPERTY

SITUATED IN: INCORPORATED VILLAGE OF GREENPORT
SUFFOLK COUNTY, NEW YORK

TOWN OF: SOUTHOLD

DATE: 7/9/2020

JOB NO. G20-5931

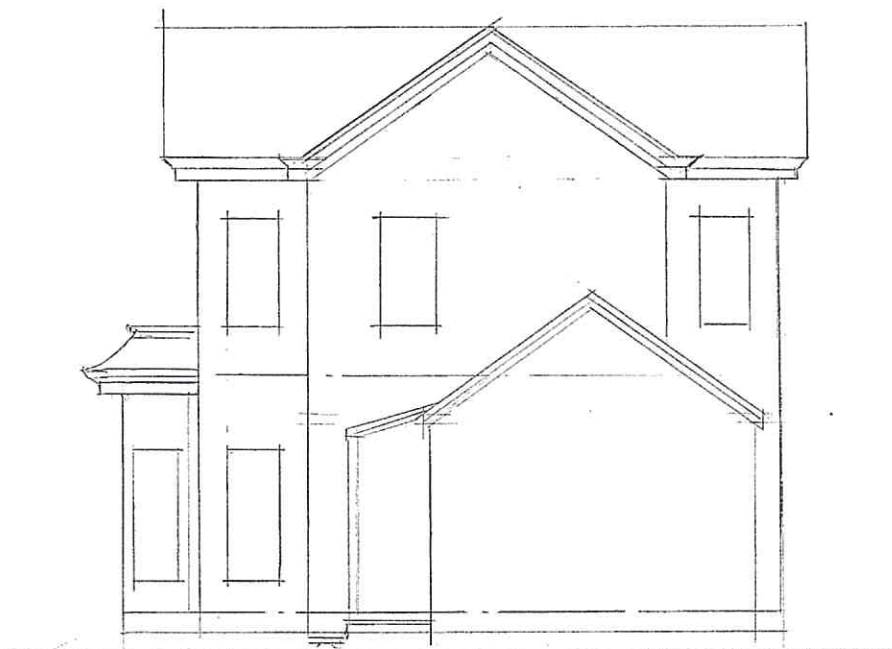
SCALE: 1" = 20'

GARY BENZ, L.S.
Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@yahoo.com / (631) 648-9348

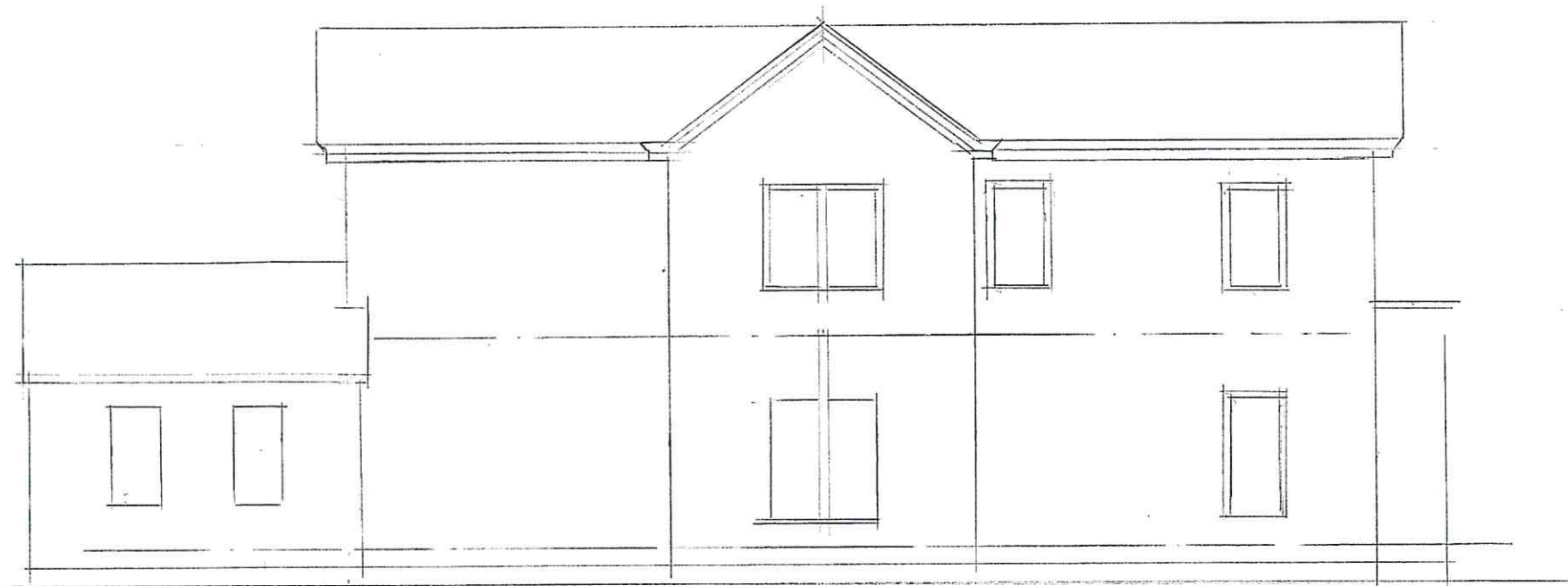
THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER
GROUND UTILITIES AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

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
SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL
NOT BE CONSIDERED TO BE A VALID TRUE COPY.



REAR (EAST)



LEFT (NORTH)

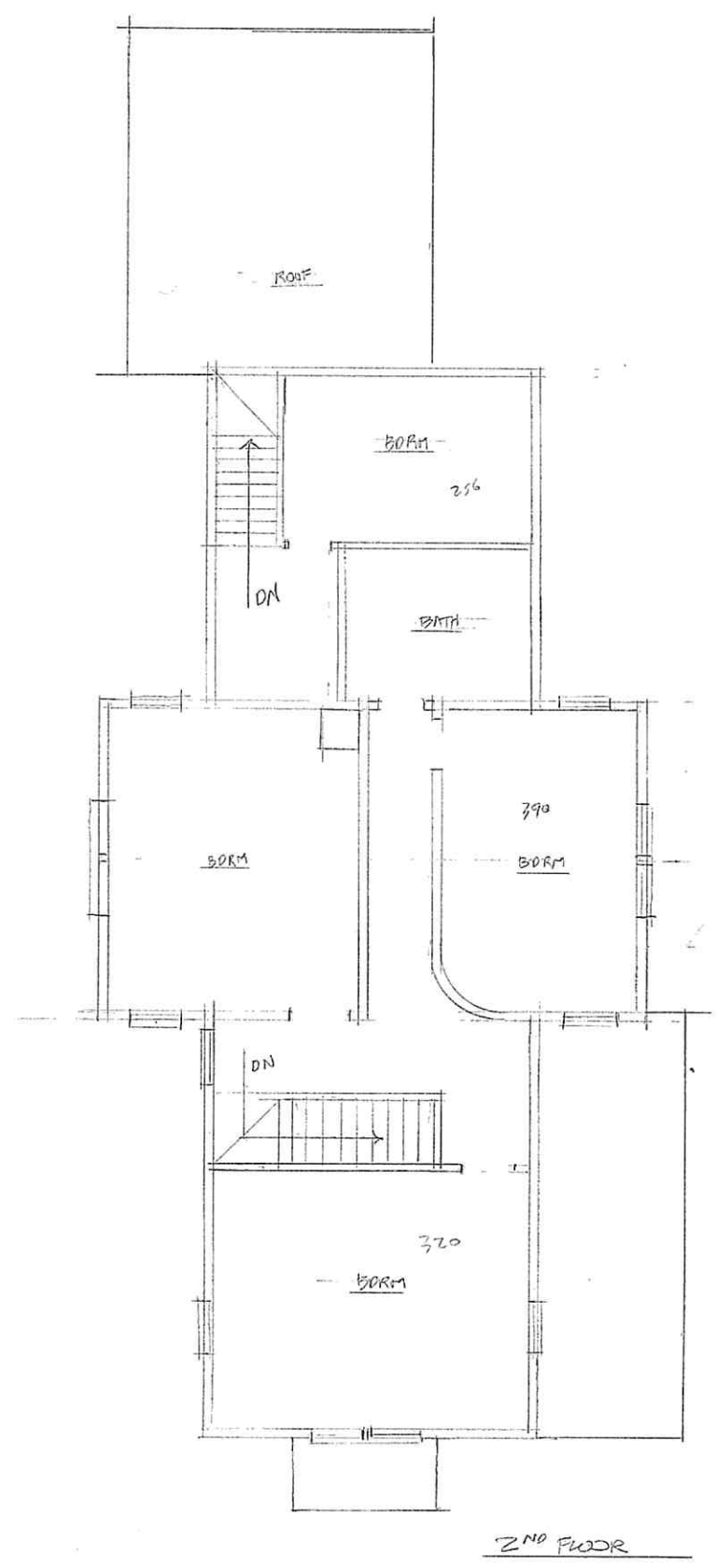
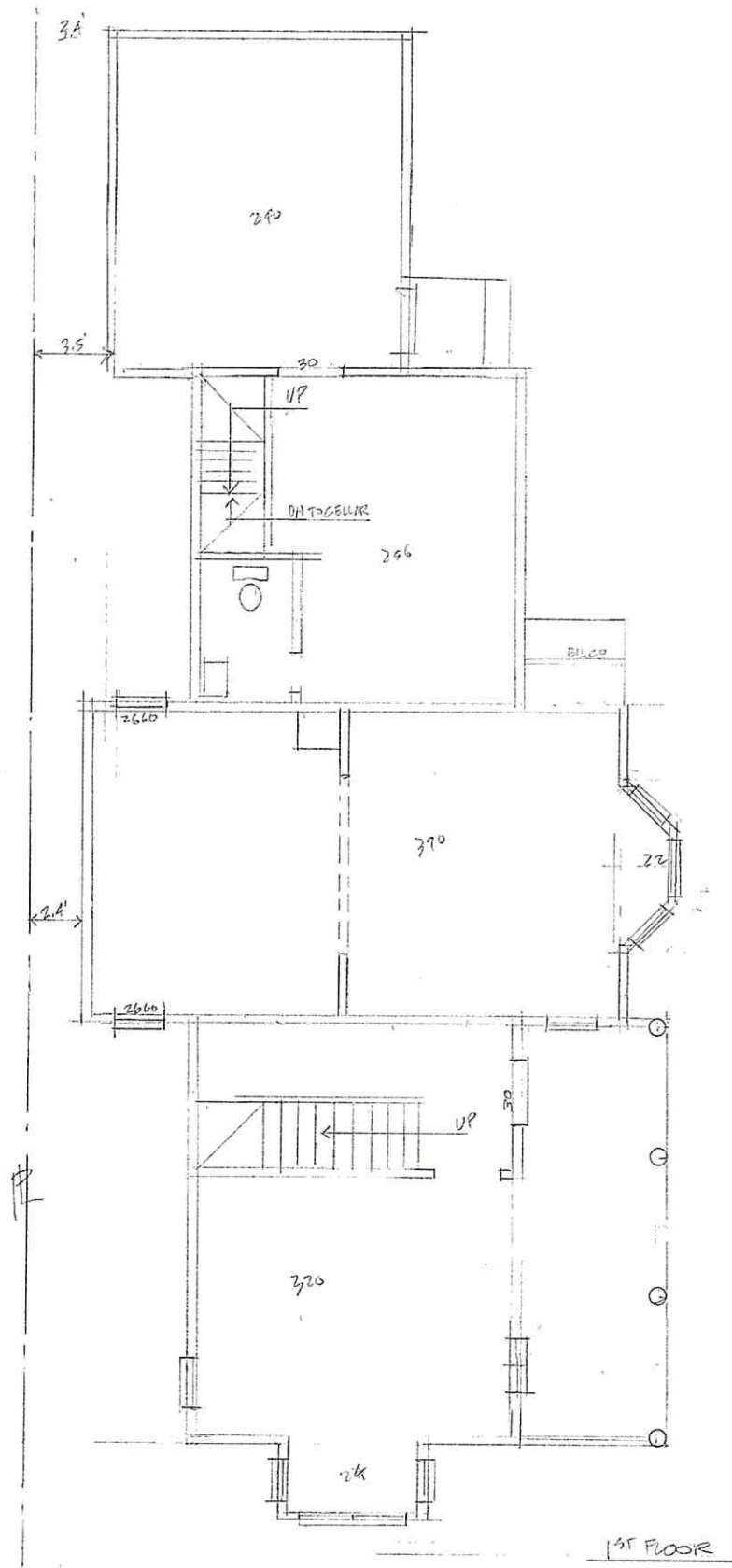


FRONT (WEST)



RIGHT SIDE (SOUTH)

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SQ. FT.
 1ST FLOOR = 1,255
 2ND FLOOR = 965
 TOTAL = 2,220
 PORCH = 165
 EXISTING LOT COVERAGE = 1,420

EXISTING PLANS
 SCALE: 1/8" = 1'-0"
 DATE: 7-24-20
 ZBA PREL

