



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

RECEIVED

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

SEP 07 2022

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application 09/07/2022

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)

John Catrambone Greenport Hedges LLC
First Name Last Name Business Name, if applicable

[REDACTED] [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:

Gustavo Acero Encanto Crepes LLC
First Name Last Name Business Name, if applicable

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

[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: 5 Block: 4 Lot 35.2

Street Address: 117 Main St Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



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 July 14, 2022 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 - 15 Subsection: L.(4)

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:

Front Sign on PVC

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

Dimensions of First Floor (Addition/Extension): N/A

Dimensions of Second Floor: N/A

Height (from finished grade to top of ridge): N/A - Feet, NA - 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:

NA - Feet, N/A - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

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?

Yes

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?

Not self created. only asking for a proper front sign

Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: N/A

Describe General Characteristics BEFORE alterations:

Number of floors AFTER Alterations: N/A

Describe General Characteristics AFTER alterations:

Calculations of Building Areas and Lot Coverage:

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

Proposed Increase in Building Coverage: _____ SF

Square Footage of this Lot: _____ SF

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

Purpose of New Construction:

Please describe:

No New Construction