

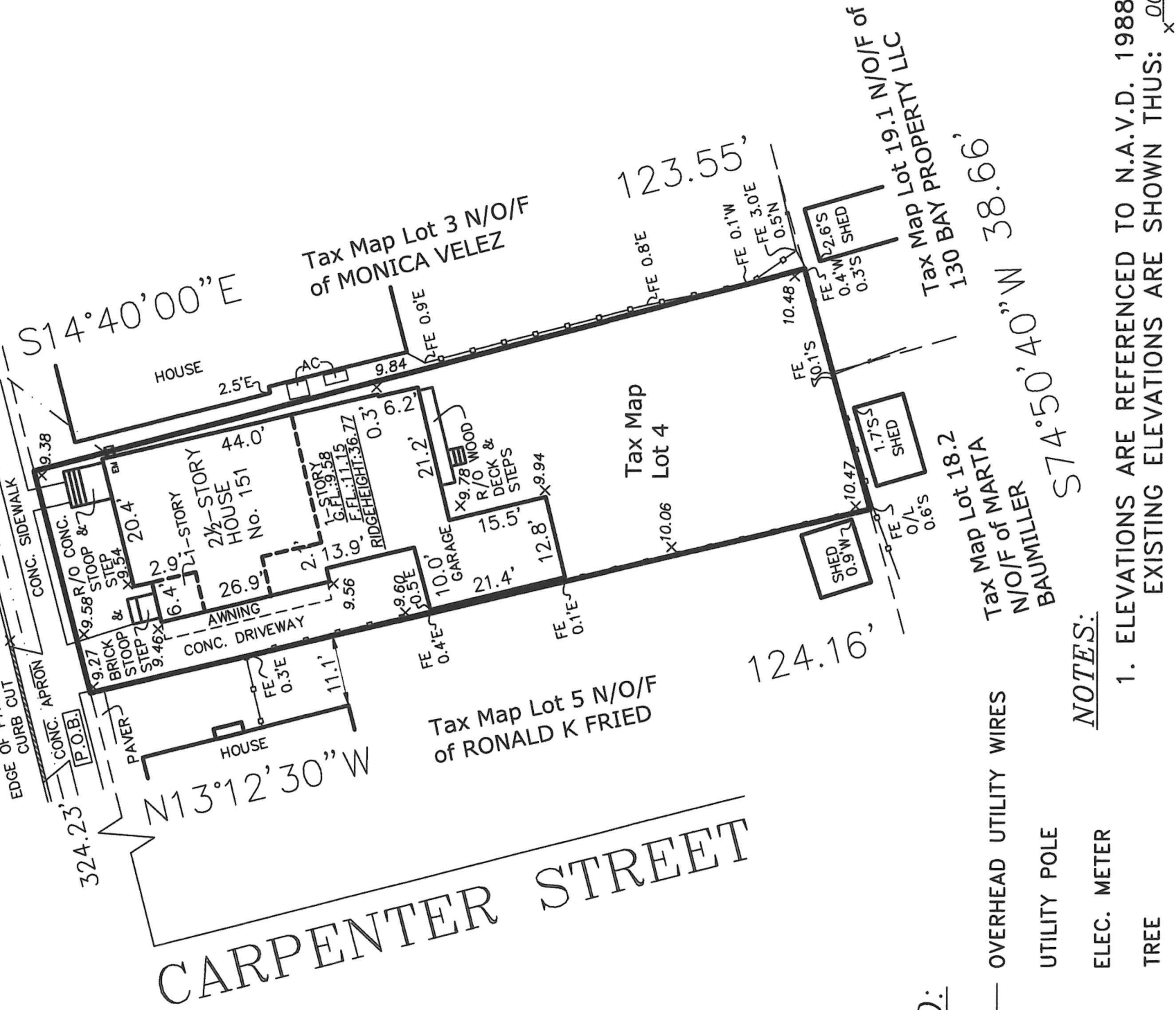
SURVEY OF PROPERTY

SITUATE
 INCORPORATED VILLAGE OF
 GREENPORT, TOWN OF SOUTHD
 SUFFOLK COUNTY, NEW YORK
 TAX No. 1001-00500-0200-004000
 SCALE 1"=20'
 MAY 1, 2024

AREA = 4,591 sq. ft.
 0.105 ac.

CENTRAL AVENUE
 CL. 8.97
 N75°44'20"E 35.50'
 BC8.76
 TC8.97 CONC. CURB

EDGE OF PAVEMENT BC8.75
 CURB CUT TC9.30
 CONC. APRON X9.38



LEGEND:

- OVERHEAD UTILITY WIRES
- ☉ UTILITY POLE
- EM ELEC. METER
- ☼ TREE

NOTES:

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
 EXISTING ELEVATIONS ARE SHOWN THUS: x 000.00



AERIAL LAND SURVEYING, D.P.C.
 53 PROBST DRIVE
 SHIRLEY, NY 11967
 PHONE: 833-787-8393
 E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM
 WEBSITE: WWW.AERIALLANDSURVEYING.COM

DISTRICT:1001	LOT:004.000	BLOCK:02.00	SECTION:005.00
MAP/FILE NO.: N/A			
MAP OF: "NOT ON A FILED SUBDIVISION MAP"			
TITLE NO.: N/A			
MAP FILED DATE: N/A			
COUNTY TAX MAP ID: 1001-00500-0200-004000			
SITUATED AT: INCORPORATED VILLAGE OF GREENPORT, TOWN OF SOUTHD			
SUBDIVISION MAP LOT & BLOCK #'S: N/A			
CERTIFIED 10 Idanes Sanchez and Stella Zinger Sanchez Fidelity National Life Insurance Company Cardinal Financial Company, Limited Partnership			

NOTE: LOCATIONS AND EXISTENCE OF ANY
 SUBSURFACE UTILITIES AND/OR STRUCTURES NOT
 READILY VISIBLE, ARE NOT CERTIFIED. THE
 CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER
 PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
 LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134,
 SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original
 of the land surveyor's filed seal or his embossed seal shall not be
 considered a valid true copy." Certifications indicating the code signify that
 this survey was prepared in accordance with the rules and regulations of the
 Professional Land Surveyors. Said certifications 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. Certifications are
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 JOB NO.: 24-884
 DATE: MAY 1, 2024

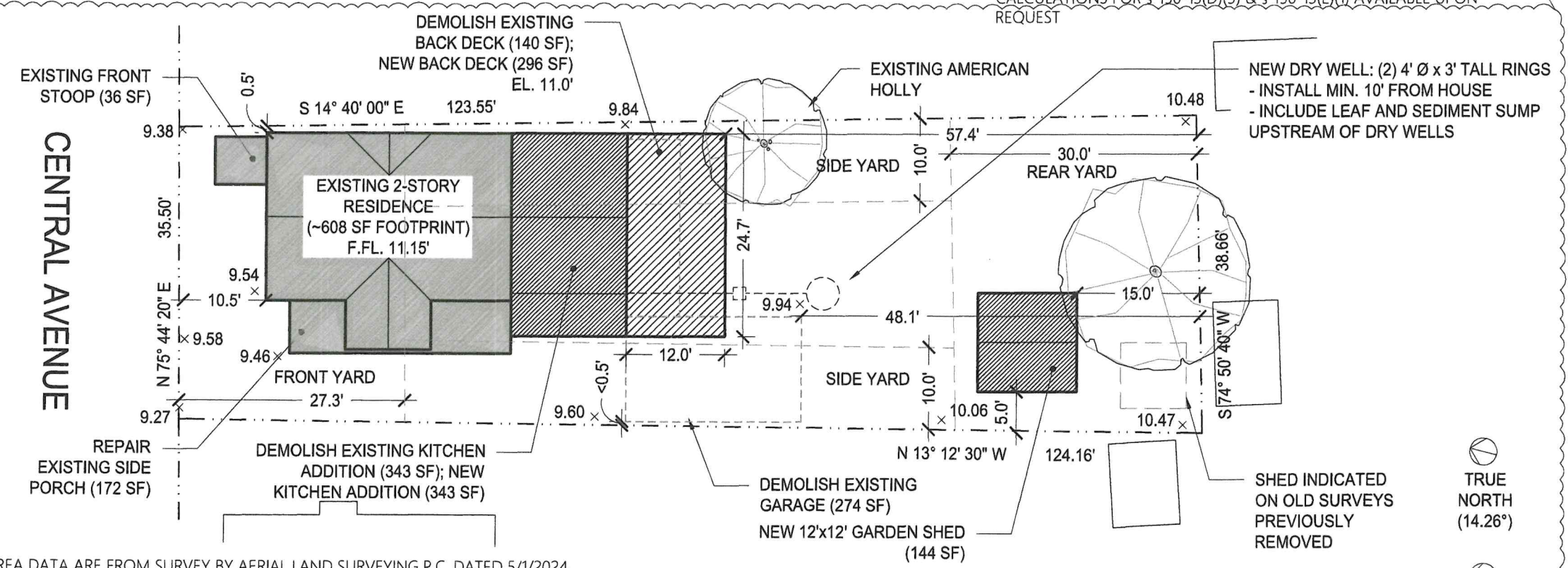
SCTM: 1001-5-2-4					
ZONE: R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT) w/ HISTORIC DISTRICT OVERLAY					
	CODE	EXISTING	PROPOSED	COMMENTS	REFERENCE
LOT INFORMATION:					
LOT AREA (SF)	7,500	4,591	NO CHANGE	NONCONFORMING	§ 150-12
LOT WIDTH (FT)	60	35.5	NO CHANGE	NONCONFORMING	"
LOT LENGTH (FT)	100	145.0	NO CHANGE	CONFORMS	"
EXISTING HOUSE AREA (SF)	--	608	NO CHANGE	--	
FRONT STOOP AREA (SF)	--	36	NO CHANGE	--	EXCEPTED FROM YARD REQ'S PER § 150-13(D)(2)
GARAGE AREA (SF)	--	274	0	--	VARIANCE FOR CARPORT APPROVED JUNE 6, 1977
KITCHEN ADDITION	--	343	NO CHANGE	--	
BACK DECK AREA (SF)	--	140	296	--	
SCR. PORCH AREA (SF)	--	172	NO CHANGE	--	
TOTAL COVERAGE (SF)		1,573	1,455	(1,607 ALLOWED) NONCONFORMING	§ 150-12
	30%	34.3%	31.7%		
SETBACKS:					
FRONT YARD (FT)*	27.3 / 30	10.5	NO CHANGE	NONCONFORMING	SEE NOTE REGARDING § 150-13(D)(3) / (§ 150-12)
SIDE YARD (FT)	10	0.5	0.5	NONCONFORMING	§ 150-12
BOTH SIDE YARDS (FT)**	14.2 / 25	1.0	8.6	NONCONFORMING	SEE NOTE REGARDING § 150-13(E)(1) / (§ 150-12)
REAR YARD (FT)	30	48.1	57.4	CONFORMS	§ 150-12
HEIGHT:					
HEIGHT	30	27.2	NO CHANGE	CONFORMS	§ 150-12
NUMBER OF STORIES:					
NUMBER OF STORIES	2.5	2.5	NO CHANGE	CONFORMS	"
PARKING:					
OFF-STREET SPACES	2	2+	NO CHANGE	CONFORMS	§ 150-12; 10 FT x 20 FT PER § 150-16

PROPERTY IS DEEMED A NONCONFORMING BUILDING WITH CONFORMING USE(S) UNDER § 150-21:
 "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."

PERMITTED ACCESSORY USES:
 "GARDEN HOUSE, TOOLHOUSE, PLAYHOUSE, WADING POOL OR SWIMMING POOL INCIDENTAL TO THE RESIDENTIAL USE OF THE PREMISES AND NOT OPERATED FOR GAIN..." § 150-7(C)(3)
 "PRIVATE GARAGES. TWO PASSENGER AUTOMOBILE SPACES IN SUCH GARAGES MAY NOT BE LEASED..." § 150-7(C)(4)
 --> ACCESSORY STRUCTURE SHALL BE LOCATED IN THE REQUIRED REAR YARD 5 FT FROM ANY LOT LINE AND 10 FT FROM THE PRINCIPLE RESIDENCE. LIMIT ACCESSORY STRUCTURE HEIGHT TO 15 FT. § 150-13 (A)(1)

* "EXISTING SETBACK: NO PROPOSED ONE- OR TWO-FAMILY DWELLING NEED HAVE A SETBACK GREATER THAN THE AVERAGE SETBACK OF THE TWO EXISTING DWELLINGS WITH THE GREATER SETBACKS WITHIN 200 FEET ON EACH SIDE OF SAID PROPOSED DWELLING, ON THE SAME SIDE OF THE STREET AND WITHIN THE SAME BLOCK AND THE SAME DISTRICT." § 150-13(D)(3)
 ** "THE TOTAL DIMENSIONS OF BOTH SIDE YARDS FOR A PRINCIPAL BUILDING SHALL BE COMPUTED ON THE BASIS OF FOUR-TENTHS (0.4) OF THE LOT WIDTH; HOWEVER, NO SIDE YARD DIMENSION SHALL BE LESS THAN FOUR-TENTHS (0.4) OF THE TOTAL DIMENSIONS OF BOTH SIDE YARDS COMPUTED AS AFORESAID; AND NO SIDE YARD DIMENSION SHALL BE LESS THAN 10 FEET." § 150-13(E)(1)

CALCULATIONS FOR § 150-13(D)(3) & § 150-13(E)(1) AVAILABLE UPON REQUEST

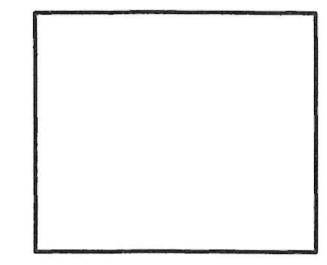


DIMENSIONAL AND AREA DATA ARE FROM SURVEY BY AERIAL LAND SURVEYING P.C. DATED 5/1/2024. ELEVATIONS ARE PROVIDED IN NAVD88, WITH UNITS IN DECIMAL FEET.

1 SITE PLAN
 SCALE: 1/16" = 1'-0"

SANCHEZ RESIDENCE

151 CENTRAL AVENUE
 GREENPORT, NY 11944



TAX MAP NO. 1001-5-2-4

#	ISSUE / REVISION	DATE
.00	FILING DRAWINGS	06.18.2024
.01	UPDATED FILING DRAWINGS	11.20.2024
.02	UPDATED FILING DRAWINGS	12.03.2024

DRAWN BY: J. LACHAPELLE
 CHECKED BY: J. LACHAPELLE

NOTE: THIS IS AN 11" x 17" SHEET
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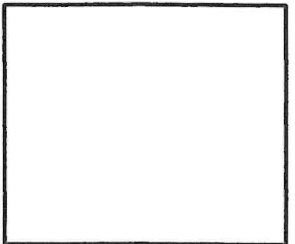
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SITE PLAN

SHEET NO:
A6.02
 SHEET 6 OF 15

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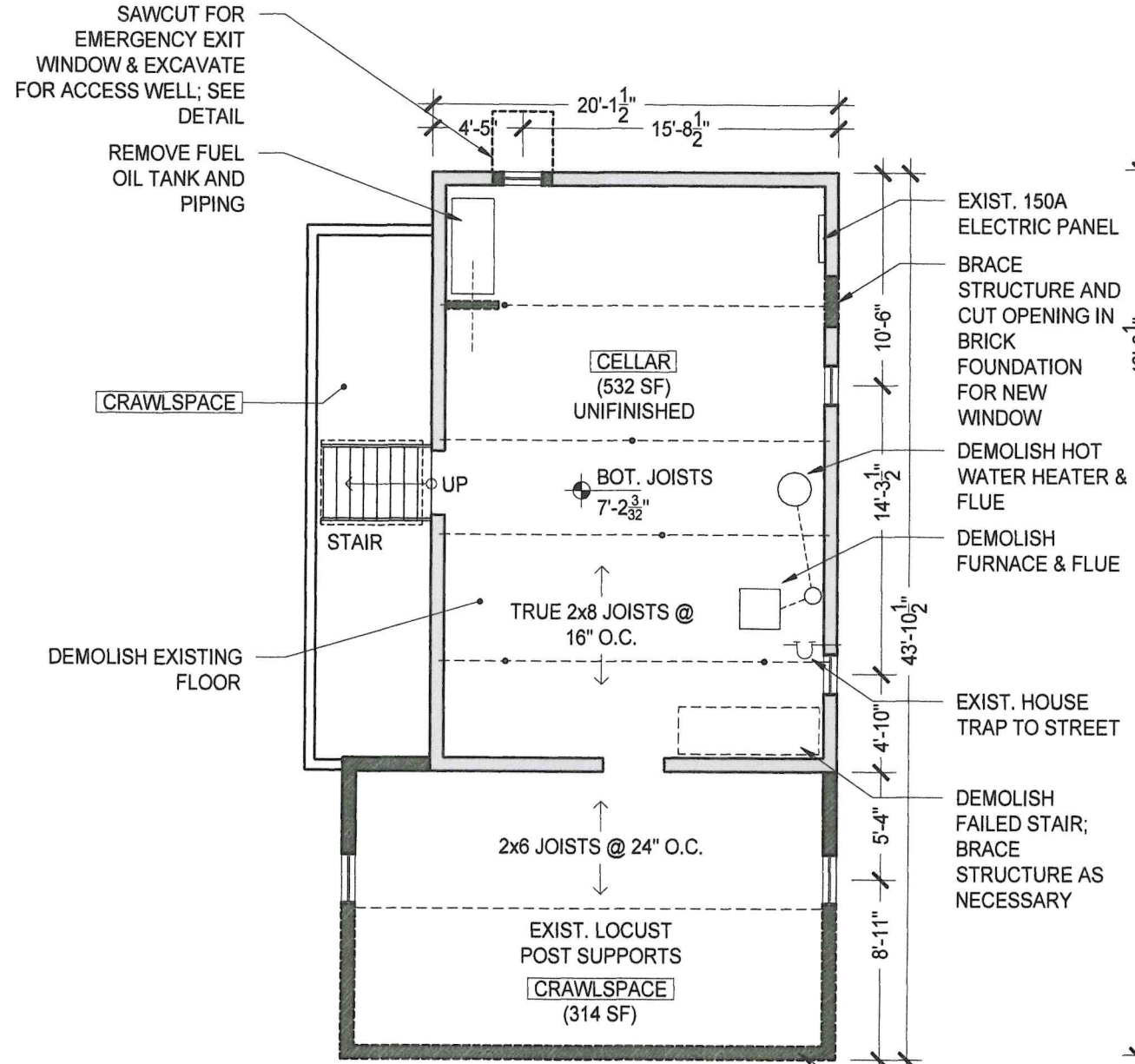
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EXISTING
BASEMENT AND FIRST
FLOOR PLANS

SHEET NO:

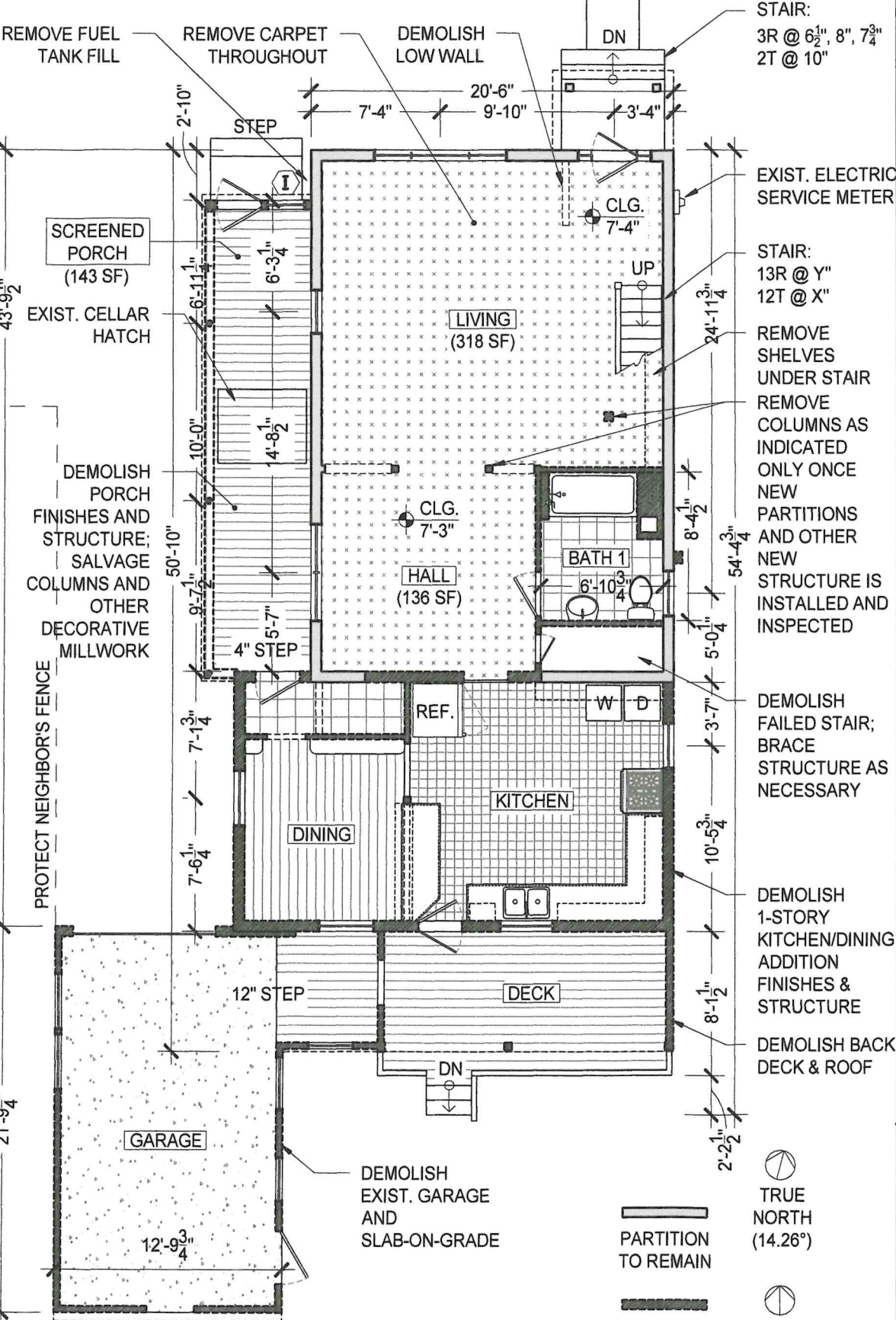
A7

SHEET 7 OF 15



- SCOPE NOTES:**
1. DEMOLISH INTERIOR TRIM AT WINDOWS, DOORS, BASE, CROWN, ETC.
 2. DEMOLISH GWB AT WALLS AND CEILINGS, AND ANY APPLIED FINISHES SUCH AS ACOUSTIC TILE AND WALLPAPER
 3. REMOVE AND SALVAGE EXTERIOR TRIM AS FEASIBLE
 4. DEMOLISH WINDOWS AND DOORS AS INDICATED

1 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARTITION
TO REMAIN

DEMOLISH
PARTITION



STAIR:
3R @ 6 1/2", 8", 7 3/4"
2T @ 10"

STAIR:
13R @ Y"
12T @ X"

REMOVE
SHELVES
UNDER STAIR
REMOVE
COLUMNS AS
INDICATED
ONLY ONCE NEW
PARTITIONS
AND OTHER NEW
STRUCTURE IS
INSTALLED AND
INSPECTED

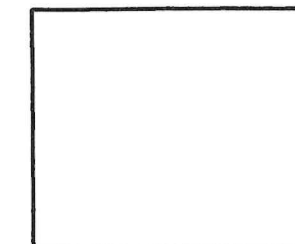
DEMOLISH
FAILED STAIR;
BRACE
STRUCTURE AS
NECESSARY

DEMOLISH
1-STORY
KITCHEN/DINING
ADDITION
FINISHES &
STRUCTURE

DEMOLISH BACK
DECK & ROOF

SANCHEZ RESIDENCE

151 CENTRAL AVENUE
GREENPORT, NY 11944



TAX MAP NO. 1001-5-2-4

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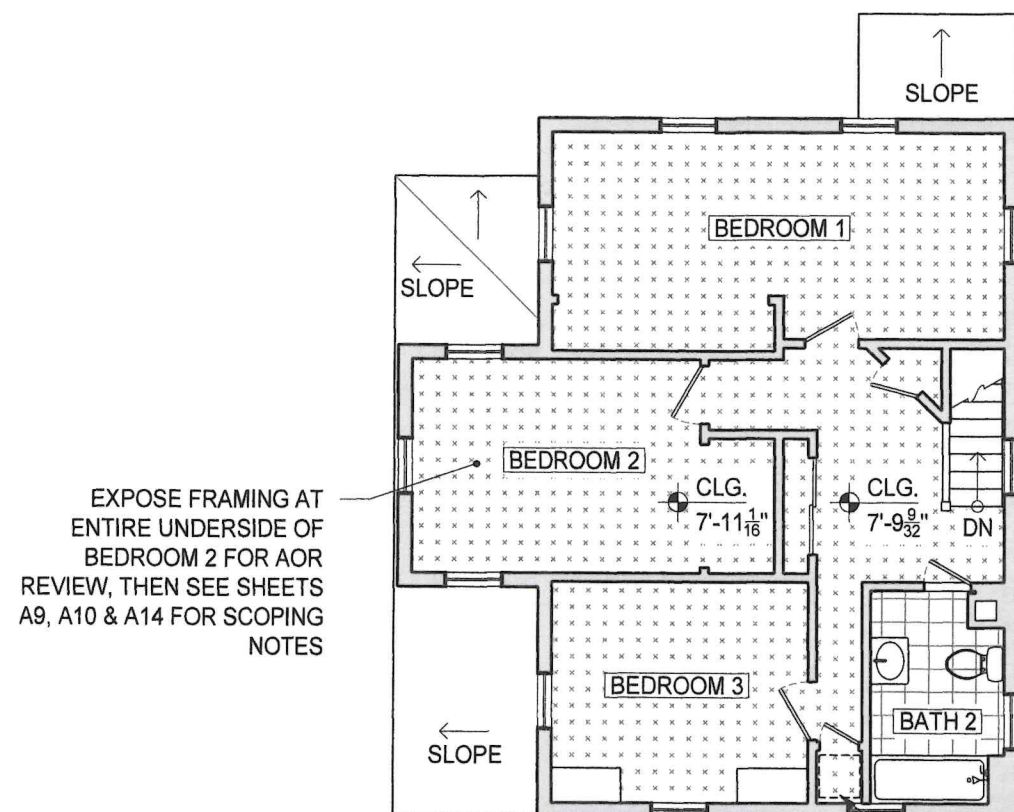
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EXISTING
SECOND FLOOR, ATTIC,
& ROOF PLANS

SHEET NO:

A8

SHEET 8 OF 15

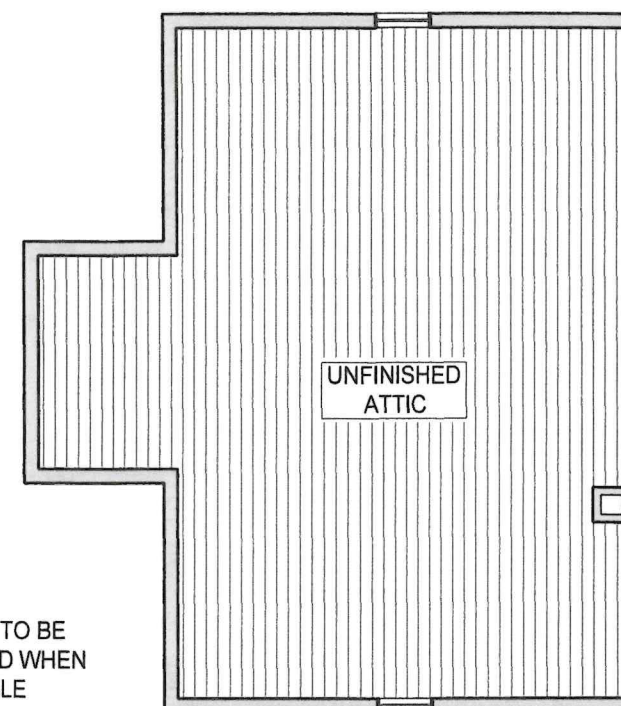


EXPOSE FRAMING AT ENTIRE UNDERSIDE OF BEDROOM 2 FOR AOR REVIEW, THEN SEE SHEETS A9, A10 & A14 FOR SCOPING NOTES

SCOPE NOTES:

1. DEMOLISH INTERIOR TRIM AT WINDOWS, DOORS, BASE, CROWN, ETC.
2. DEMOLISH GWB AT WALLS AND CEILINGS, AND ANY APPLIED FINISHES SUCH AS ACOUSTIC TILE AND WALLPAPER
3. REMOVE AND SALVAGE EXTERIOR TRIM AS FEASIBLE
4. DEMOLISH WINDOWS AND DOORS

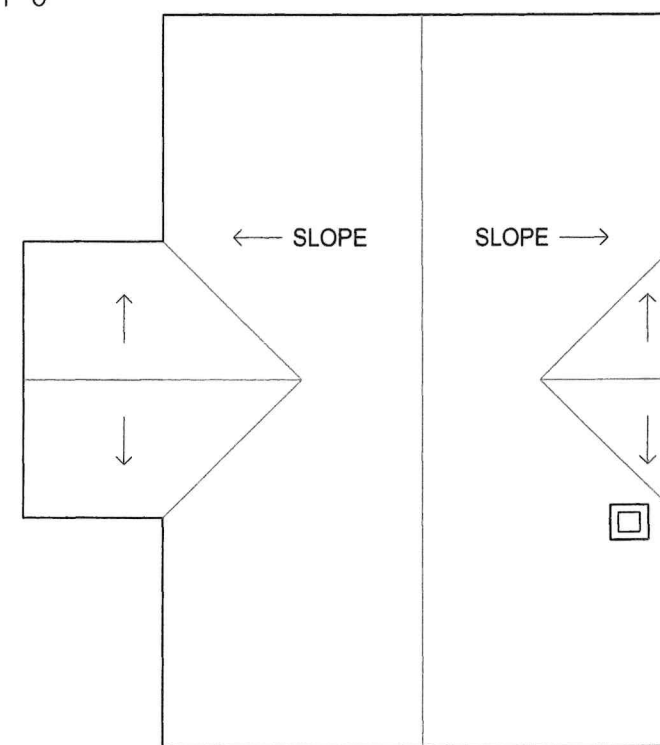
① EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ATTIC DIMENSIONS TO BE CONFIRMED IN FIELD WHEN ACCESS IS AVAILABLE

② EXISTING ATTIC PLAN
SCALE: 1/8" = 1'-0"

BLOCKED WINDOW
ATTIC ACCESS ABOVE



GUTTER, TYP.

— PARTITION TO REMAIN
- - - - - DEMOLISH PARTITION

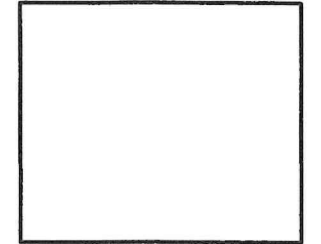
☉ TRUE NORTH (14.26°)

☉ PROJECT NORTH

③ EXISTING UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

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151 CENTRAL AVENUE
GREENPORT, NY 11944



TAX MAP NO. 1001-5-2-4

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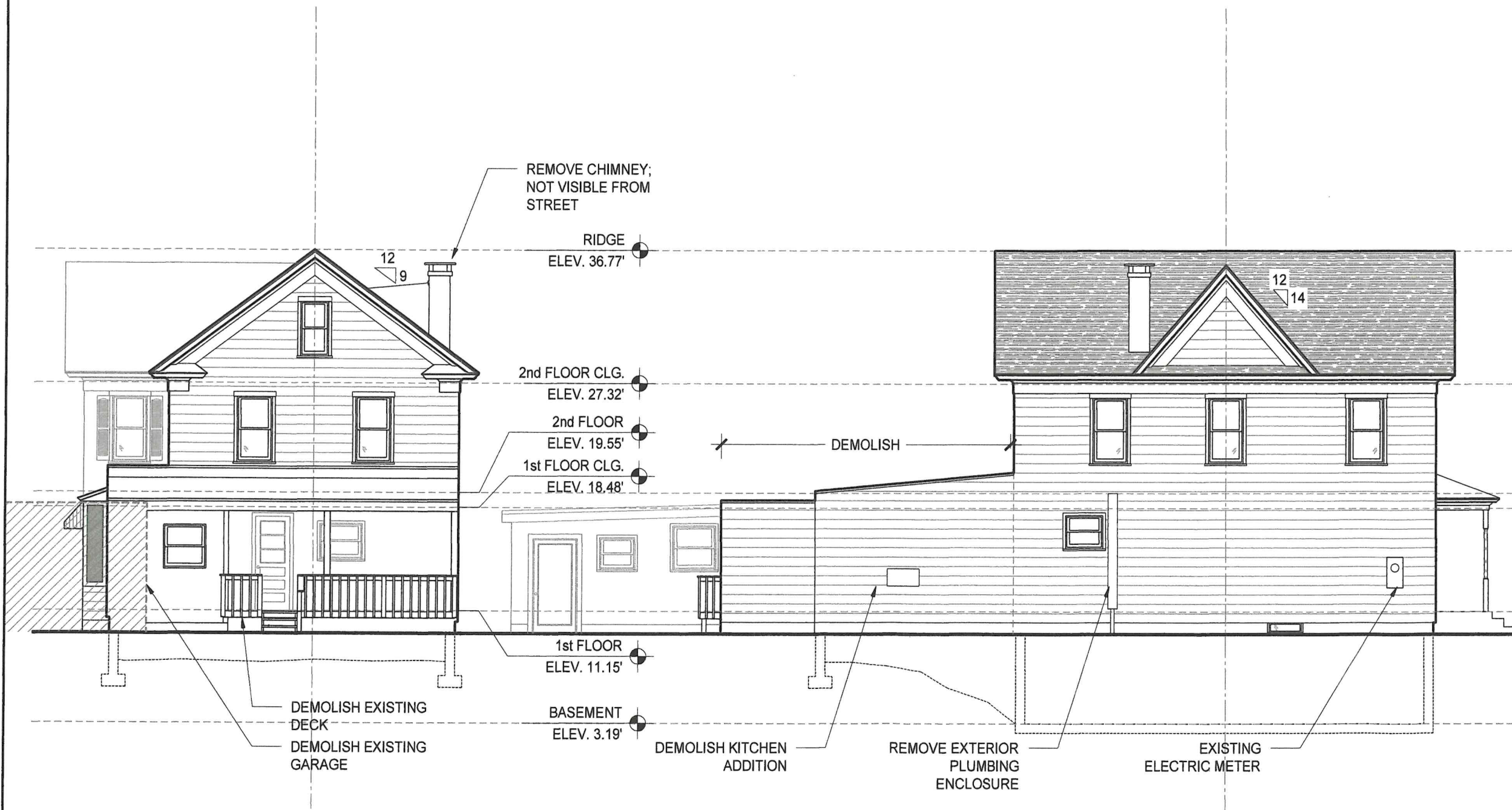
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EXISTING SOUTH &
WEST ELEVATIONS

SHEET NO:

A13

SHEET 13 OF 15

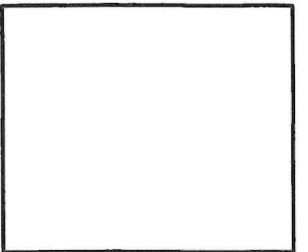


① EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

② EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

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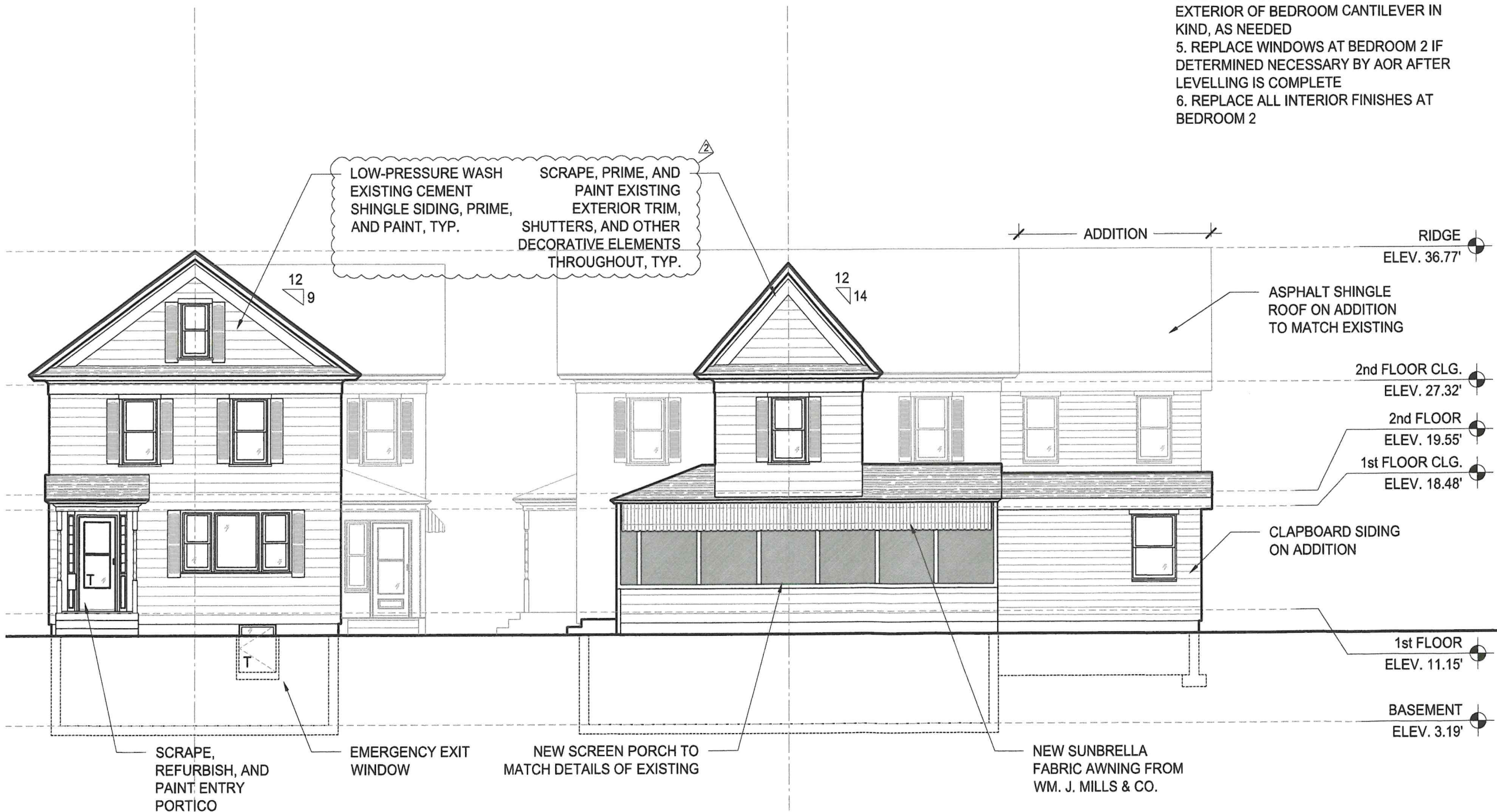
PROPOSED NORTH & EAST ELEVATIONS

SHEET NO:

A14.02

SHEET 14 OF 15

- SCOPE NOTES AT BEDROOM 2:**
1. LEVEL BEDROOM 2 FLOOR CANTILEVER USING JACKS AND STRUCTURAL BRACING
 2. INSTALL NEW FOOTINGS AND COLUMNS PER SHEET A9 AND DETAILS
 3. PROVIDE SISTERED JOISTS AS INDICATED ON SHEET A9 AND AS NEEDED
 4. PROVIDE NEW SHEATHING AT BEDROOM 2 EXTERIOR AS NEEDED
 5. APPLY WEATHER-RESISTIVE BARRIER AT ENTIRE EXTERIOR OF BEDROOM 2
 6. REPLACE CEMENT SHINGLE SIDING AT EXTERIOR OF BEDROOM CANTILEVER IN KIND, AS NEEDED
 5. REPLACE WINDOWS AT BEDROOM 2 IF DETERMINED NECESSARY BY AOR AFTER LEVELLING IS COMPLETE
 6. REPLACE ALL INTERIOR FINISHES AT BEDROOM 2

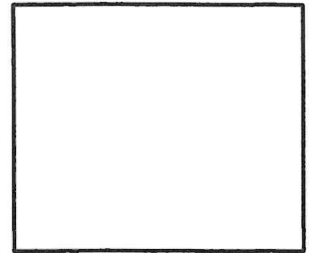


1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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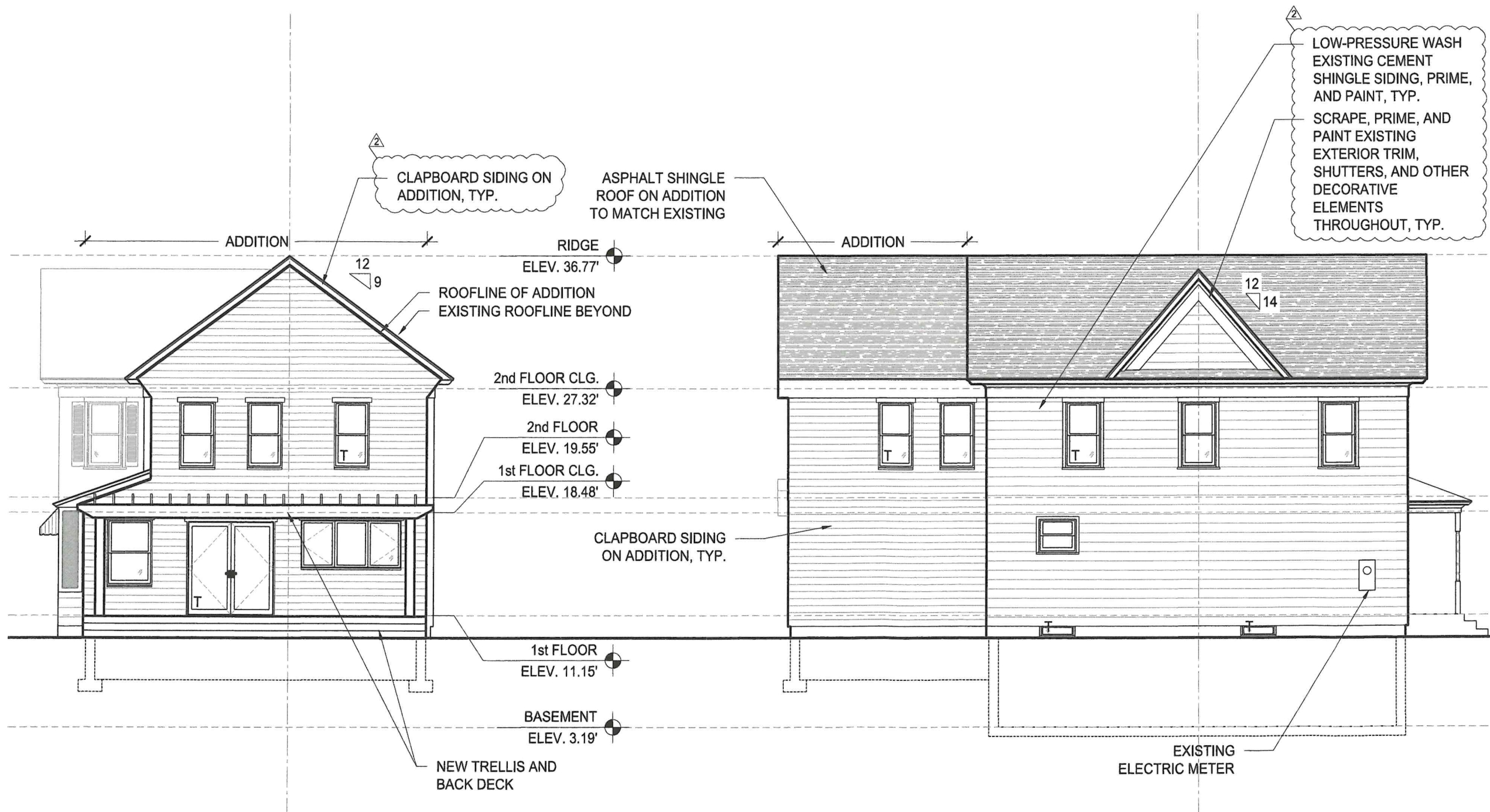
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PROPOSED SOUTH &
WEST ELEVATIONS

SHEET NO:

A15.02

SHEET 15 OF 15



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"