



## Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE 631.477.0248 / FAX: 631.477.1877

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APR 09 2024

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

### **NOTICE OF DISAPPROVAL**

April 9, 2024

To: Robert Brown  
205 Bay Ave  
Greenport New York 11944

PLEASE TAKE NOTICE that your application dated January 11, 2024 and plans dated June 5, 2023 proposed addition and renovations at existing property located at 174 Sterling Street, Greenport NY 11944 in the R2 Historic District, is returned herewith and disapproved on the following grounds:

#### **2 Front Yard Setback Requirements.**

##### 150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 23'3"

This would require an area variance of 6'7"

#### **3 Side Yard Setback Requirements.**

##### 150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10'

The plans show the side yard setback of 7'4"

This would require an area variance of 2'8"

#### **4 Side Yard Setback Requirements.**

##### 150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard setback of 7'6"

This would require an area variance of 2'6"

**5 Combined Side-Yard Setback Requirements.**

150-12 District Regulations

R-2 District: Minimum Combined Side-Yard Setback: 25 feet.

The plans show a combined side yard-setback of 14'10"

This would require an area variance of 10'2"

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

The premise to which this application applies to is located at 174 Sterling Street, Greenport NY 11944 in the R2 Historic District.

Map: 1001 Section: 2 Block: 3 Lot: 16



.....  
Alex Bolanos

Date : 04/9/2024

Code Enforcement Official



# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

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

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Date of Application 3.25.24

All information below is to be completed by the applicant. This completed application is to be accompanied by the copies 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)

Donald and Cynthia Scholl

First Name Last Name Business Name, if applicable

[REDACTED] NY 10930  
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@add.com  
Phone # E-Mail Address

### CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Robert Brown Robert I Brown Architect  
First Name Last Name Business Name, if applicable

205 Bay Ave Greenport NY 11944  
Mailing Address City/ Town/ Village State Zip

631-477-9752 info@ribrownarchitect.com  
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: 02 Block: 03 Lot 16

Street Address: 174 STERLING STREET 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

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The Code Official reviewed and denied an application dated \_\_\_\_\_ 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 - 12 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): 65'-4" x 31'-9"

Dimensions of Second Floor: 65'-4" x 31'-9"

Height (from finished grade to top of ridge): 35 - Feet, 0 - 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:*

3 - Feet, 4 - Inches.



**ZONING BOARD OF APPEALS APPLICATION**  
**AREA VARIANCE**

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**Project Description: (CONTINUED)**

**Proposed Construction Description: (Alteration or Structural Changes)**

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

*2 story wood frame single family residence*

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

*2 story wood frame single family residence*

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

Existing Square Footage of Building(s) on this property: 784 SF each floor

Proposed Increase in Building Coverage: 1386 SF each floor

Square Footage of this Lot: 11,769 SF

Percentage of Coverage of this Lot by Building Area: 23.9 %

**Purpose of New Construction:**

Please describe:

*Enlarge house to accommodate family*



# 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, proposed addition will be in keeping with surrounding houses

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No, due to narrowness of lot.

Is the requested Area Variance substantial?

No, relative to surrounding structures

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

No, ~~the~~ existing house will remain.

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, difficulty is a result of a narrow lot and narrow building envelope (approx. 20')

Are there Covenants or Restrictions concerning this land?  Yes  No

If yes, please furnish copies.

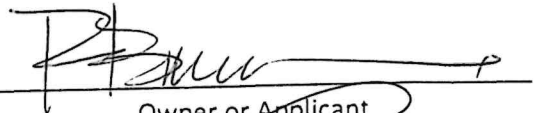
# AFFIDAVIT

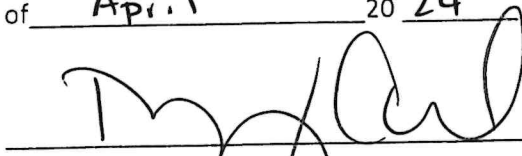
Village of Greenport )  
Town of Southold )  
County of Suffolk ) ss  
State of New York )

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location of Work Site" for the purposes of inspecting my property until this permit has been legally closed. I understand that this permit will be issued and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of this Building Permit Application are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Permit & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 22<sup>nd</sup> day  
of April 2024

Signature

  
Owner or Applicant

  
Notary Public, Suffolk County, New York

BRITTANY A CONRAD  
Notary Public, State of New York  
Reg. No. 01CO6245154  
Qualified in Suffolk County  
Commission Expires July 18, 2024

## FOR OFFICIAL USE ONLY:

Date Application Received: \_\_\_\_\_ Date Application Reviewed: \_\_\_\_\_ By: \_\_\_\_\_

Permit Will Require: [ ] Zoning [ ] Planning [ ] HPC [ ] Village Board [ ] No Board Approval Required

\*Notice of Disapproval Sent Out On: \_\_\_\_\_

Initial Building Permit Review Letter Sent Out On: \_\_\_\_\_ Fee: \$ \_\_\_\_\_

Date Requested Documents/Fee Received: \_\_\_\_\_ Receipt No. \_\_\_\_\_

\* = If Needed

617.20  
Appendix B  
Short Environmental Assessment Form

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BUILDING DEPARTMENT

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>ADDITION AND RENOVATION</b>			
Project Location (describe, and attach a location map): <b>174 Sterling Street Greenport NY 11944</b>			
Brief Description of Proposed Action: <b>2 story wood frame addition to existing 2 story wood frame single family residence</b>			
Name of Applicant or Sponsor: <b>Robert H Brown Architects</b>		Telephone: <b>631-477-9752</b>	
Address: <b>205 Bay Ave Greenport NY</b>		E-Mail: <b>info@rbrownarchitect.com</b>	
City/PO: <b>GREENPORT</b>	State: <b>NY</b>	Zip Code: <b>11944</b>	
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 type="checkbox"/>	YES <input 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: <b>NYSDEC, GREENPORT ZBA, BUILDING DEPT.</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.27</u> acres	
b. Total acreage to be physically disturbed?		<u>0.04</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.27</u> 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 checked="" 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			



5. Is the proposed action,	NO	YES	N/A
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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" 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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?			
	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

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>Robert Brown</u>	Date: <u>1.4.24</u>	
Signature: <u>[Signature]</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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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"/>

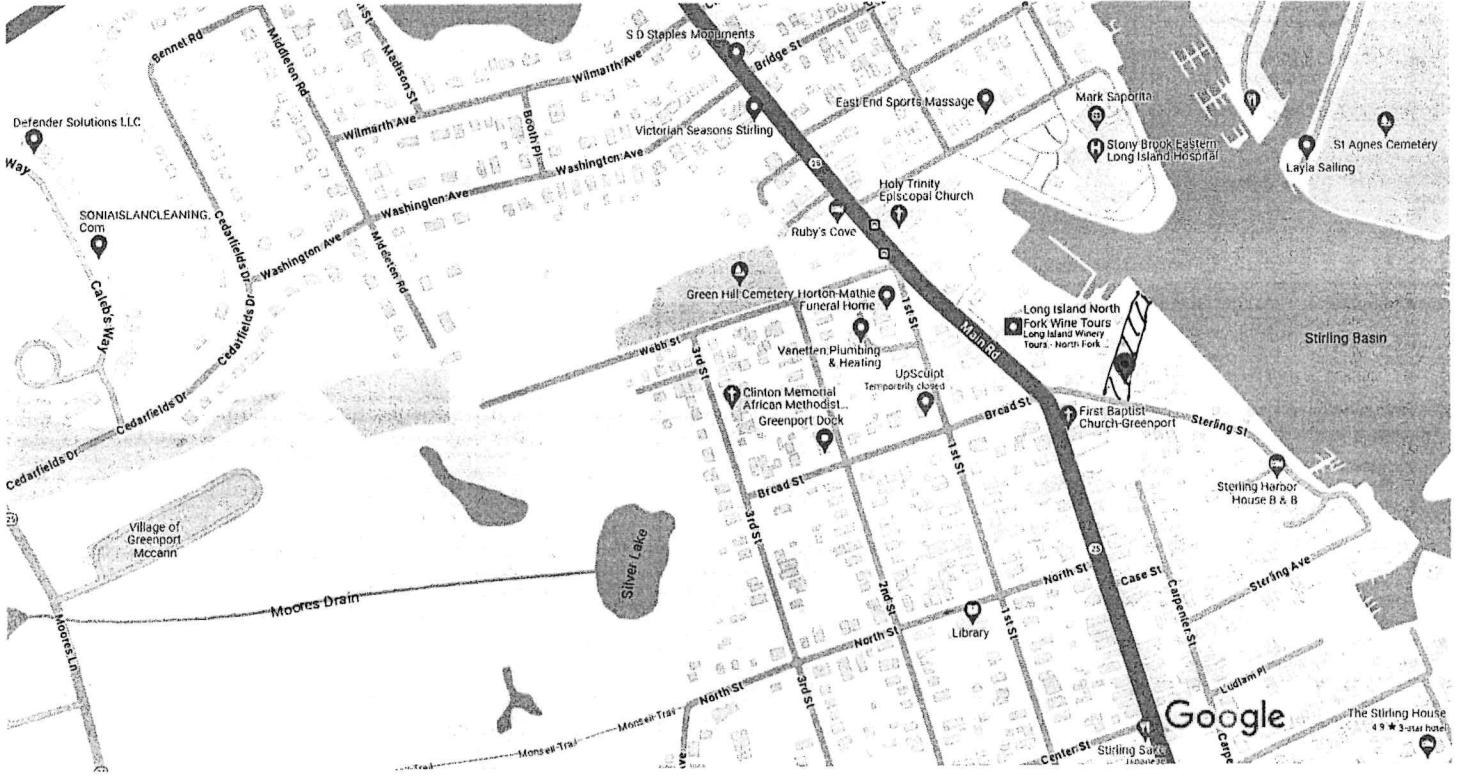
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or 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.

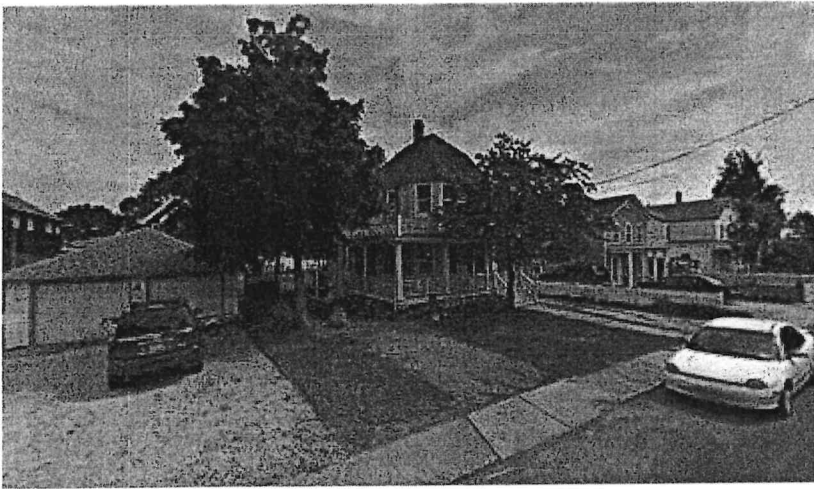
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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**

# Google Maps 174 Sterling St



Map data ©2024 Google 200 ft



## 174 Sterling St Building



Directions



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