



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

Building Department

Notice of Disapproval

To: Mark Rische
67 Sound Cheshire LP
826 Broadway, 11th Floor
New York, NY 10003

PLEASE TAKE NOTICE that your application dated September 19th, 2024 and Plans dated September 18th, 2024 for the proposed 2nd Story Residential Addition over the Existing 1st Story of the Residential Building located at 426 Clark Street, Greenport, NY 11944 in the R2 District, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

§150-12 Schedule Regulations

R2 District: Front Yard Setback 30 Feet

§150-13 Residence District Regulations

B. Corner Lots

(2) Corner Lots Rear and Side Yards

R2 District: Front yards are required on both street frontage.

The Site Plan notes an addition of 1 story above the existing 1 story residence within the same footprint.

This would require an area variance for the new noncompliance at both street frontages:

Clark Street: 16.8 Feet Front Yard Variance

5th Street: 21.7 Feet Front Yard Variance

2. Corner Lot Requirements.

§150-13 Residence District Regulations

B. Corner Lots

(1) Obstruction to vision at street intersections. At all street intersections or driveway entrances in all residence districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection.

The Site Plan notes an addition of 1 story above the existing 1 story residence within the same footprint.

This would require an area variance for the new noncompliance as the existing footprint of the building is within the diagonal line formed at 30 feet from each intersection.

3. Accessory Building Setback

§150-13 Residence District Regulations

B. Accessory Building

(1) An accessory building may be located in any required rear yard, provided that:

(b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The Site Plan notes an existing garage 1.6 feet from the rear lot line and 4.0 feet from the side lot line.

This would require an area variance of 3.4 feet from the rear lot line and 1.0 feet from the side lot line.

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

The premises to which this application applies are located 426 Clark Street, Greenport, NY 11944 in the R2 District.

Map: 1001 Section: 7 Block: 3 Lot: 7



George Pfriend

New York State Code Enforcement Officer-Building Inspector



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

RECEIVED

DEC 03 2024

Date of Application December 3, 2024

VILLAGE OF GREENPORT

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)

Marc Roshe c/o 67 Sound Chesire L.P.
First Name Last Name Business Name, if applicable

315 Sutton Place Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

631-433-3123 marc@67sound.com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Same
First Name Last Name Business Name, if applicable

Mailing Address City/ Town/ Village State Zip

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: 7 Block: 3 Lot 7

Street Address: 426 Clark 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

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

The Code Official reviewed and denied an application dated 9/19/24 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: U Section: 150 - 13/12 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:

Removal of existing Pergola and greenhouse shown on ~~map~~ site plan.

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

Dimensions of First Floor (Addition/Extension): ~~None~~ no additional

Dimensions of Second Floor: 203 sf. additional

Height (from finished grade to top of ridge): 25 - Feet, _____ - Inches

Is basement or lowest floor area being constructed? Yes No - existing

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

_____ - Feet, _____ - Inches.



ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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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:

single family home in disrepair

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

single family home Renovated within existing footprint.
200 sf addition on 2nd floor above existing home.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 2086 SF

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 4865 SF

Percentage of Coverage of this Lot by Building Area: 42.7 %

Purpose of New Construction:

Please describe:

Renovation of existing house and small
addition on 2nd floor over existing structure



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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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. Variances are all existing conditions

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

No. Variances are all existing conditions

Is the requested Area Variance substantial?

NO

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

No. No additional lot coverage. No impact on light and air of neighbors. 2nd floor addition blocked by tree street.

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.

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)

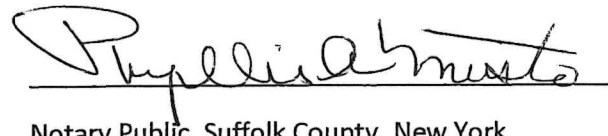
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & 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 2nd day
of December 2024

Signature _____



Owner or Applicant



Notary Public, Suffolk County, New York

Phyllis A. Musto
Notary Public State of New York
No. 4521841
Qualified in Suffolk County
Commission Expires June 30, 2024

67 Sound Cheshire L.P.

Owner of 426 Clark Street, Greenport, NY 11944

List of General Partners

Susan Hewitt

Jenifer Steig

Marc Rishe

Short Environmental Assessment Form
Part 1 - Project Information

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			
67 Sound Cheshire LP			
Name of Action or Project: 426 Clark Street			
Project Location (describe, and attach a location map): 426 Clark Street, Greenport, NY 11944			
Brief Description of Proposed Action: Renovation of single family home and detached garage.			
Name of Applicant or Sponsor: 67 Sound Cheshire LP c/o Marc Rushe		Telephone: 631-433-3123	
		E-Mail: marc@67sound.com	
Address: 315 Sutton Place			
City/PO: Greenport		State: NY	Zip Code: 11944
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.11</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.11</u>	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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 plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>dry wells on site</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>67 Sound Cheshire LP. (Mare Rish)</u> Date: <u>12/3/24</u> Signature: <u><i>MM</i></u> Title: <u>General Partner</u>		

426 CLARK RENOVATION

426 CLARK ST
GREENPORT 11944

AMP Architecture

Design + Build

Anthony Portillo, R.A., LEED AP

10200 Main Rd, Unit 3a
P.O. Box 152
Mattituck NY 11952
O: 516-214-0160

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426 CLARK ST
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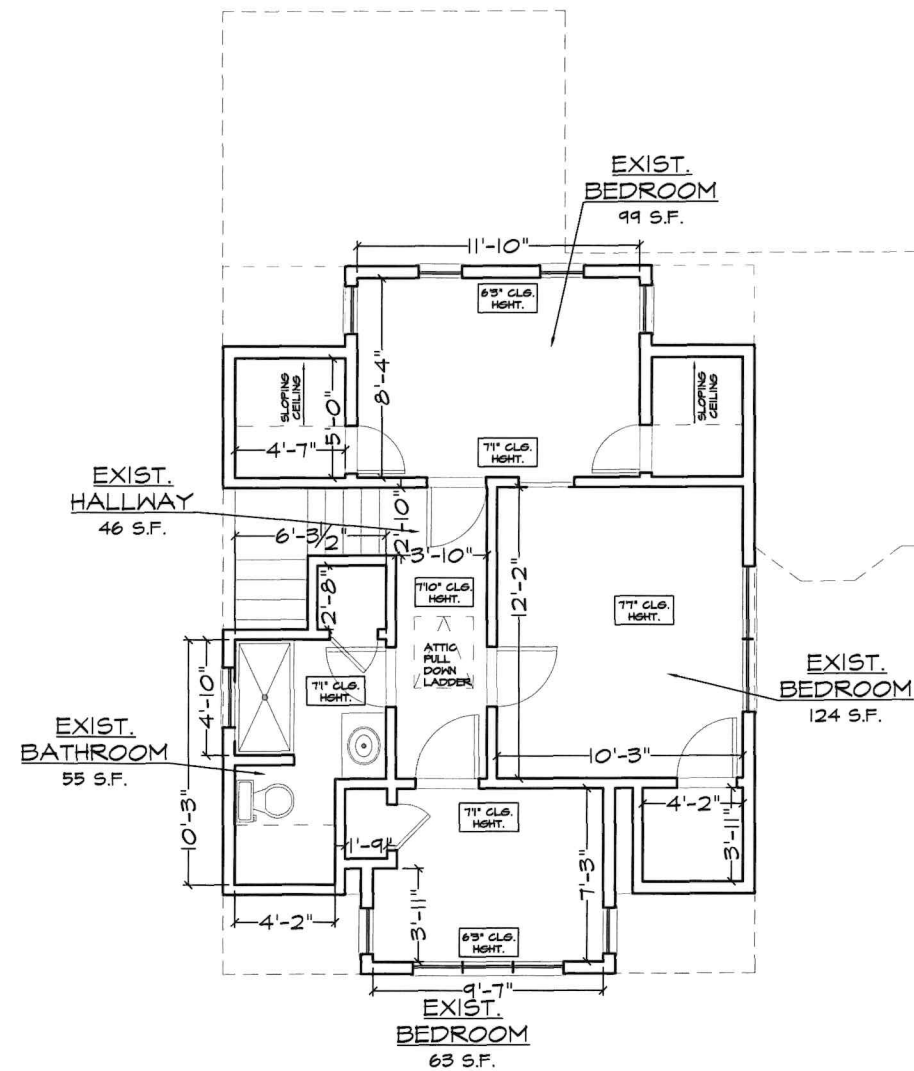
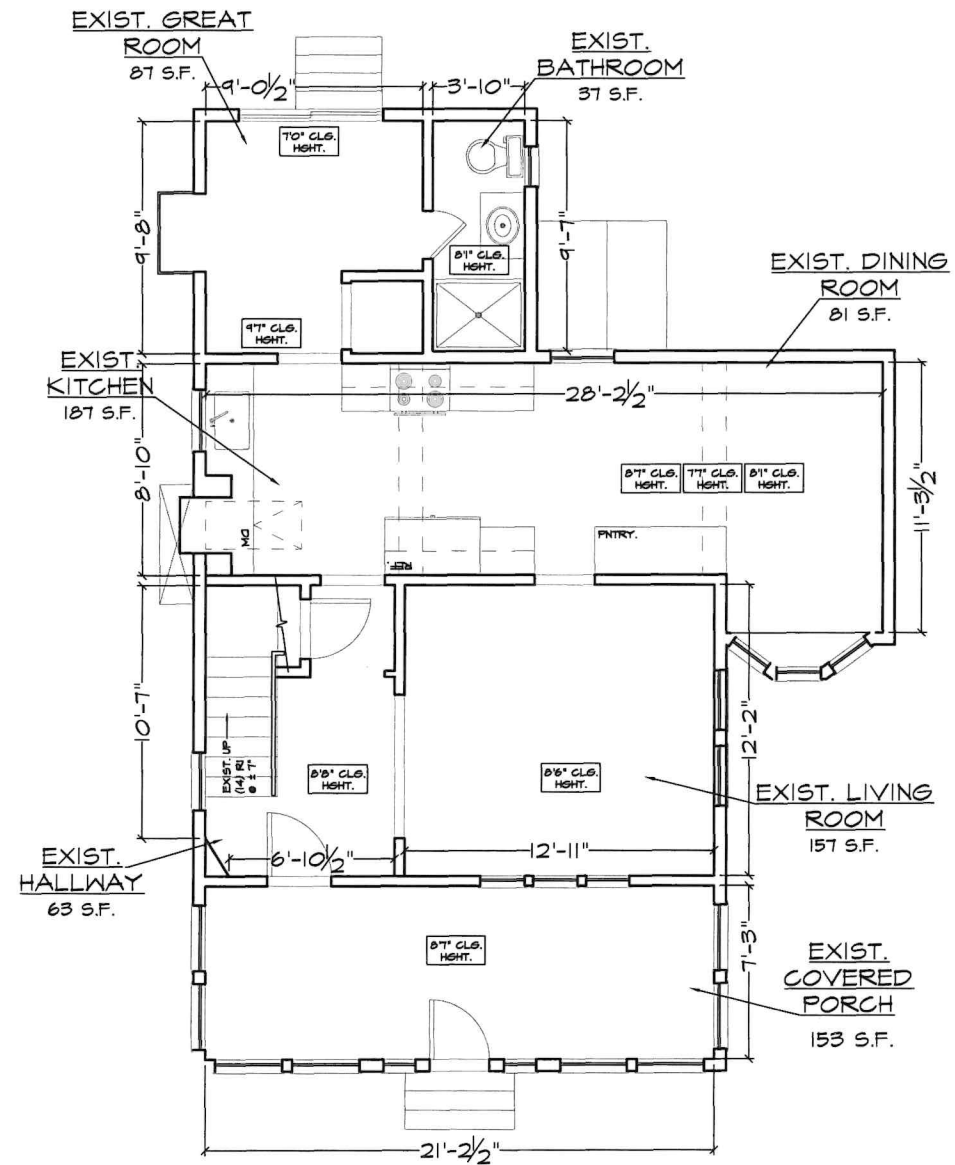
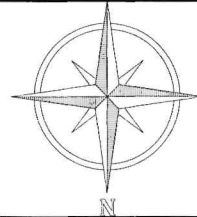
MARK UP DATE:

COMMENTS

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DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF AMP ARCHITECTURE, LLC AND SHALL NOT BE
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COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

GENERAL SYMBOL KEY:

-  EXISTING TO REMAIN
-  NEW FOUNDATION WALL
-  NEW WOOD FRAME



EXISTING FIRST & SECOND FLOOR PLAN

FIRST FLOOR 905 S.F. GROSS AREA; SECOND FLOOR 583 S.F. GROSS AREA

SCALE: 1/8" = 1'-0"

MARK UP DATE: _____
COMMENTS: _____

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PROPOSAL FOR:
**426 CLARK
RENOVATION**
426 CLARK ST
GREENPORT 11944

DATE: 10/24/24

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GENERAL SYMBOL KEY:

-  EXISTING TO REMAIN
-  NEW FOUNDATION WALL
-  NEW WOOD FRAME



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

MARK UP DATE: COMMENTS

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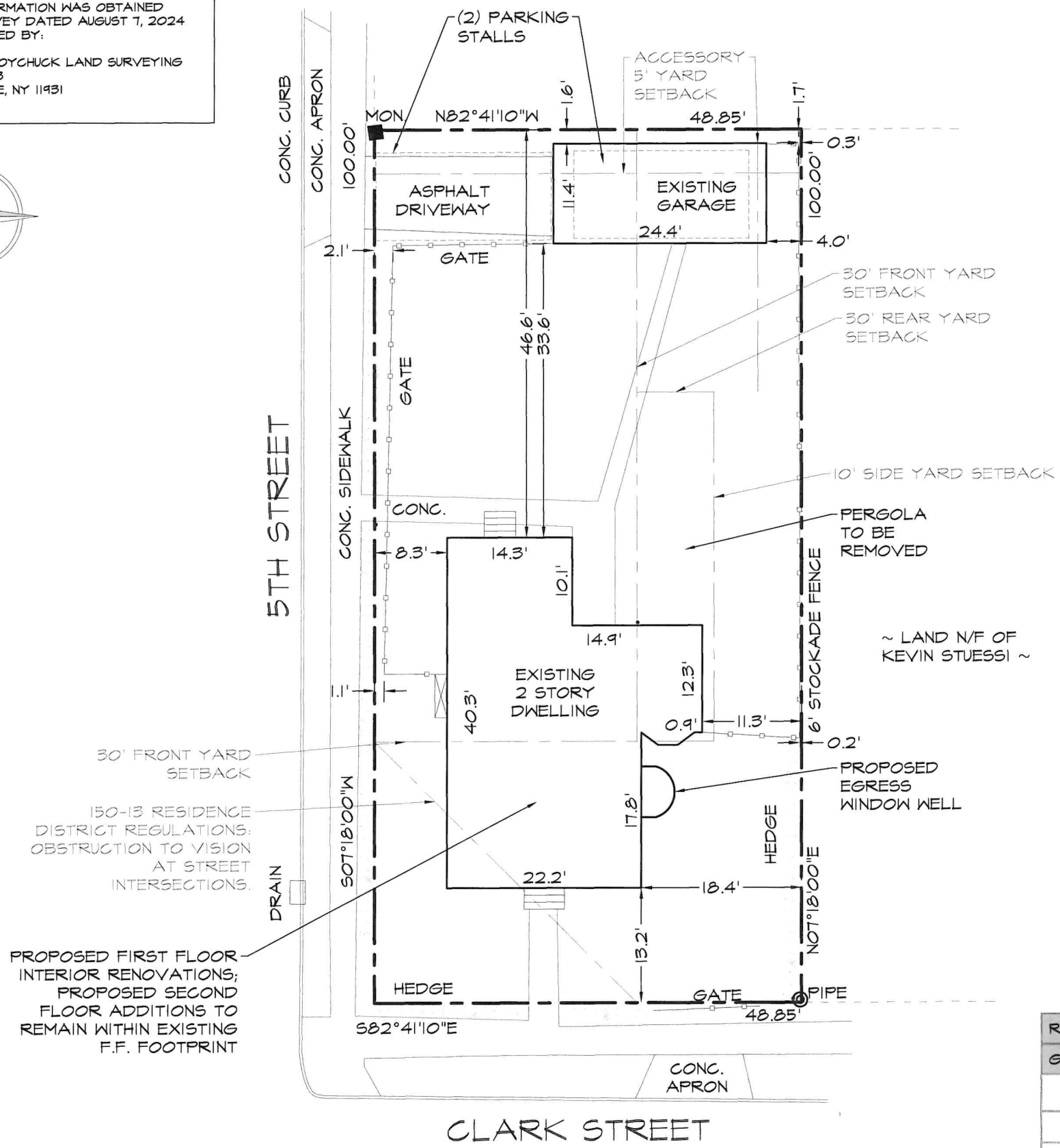
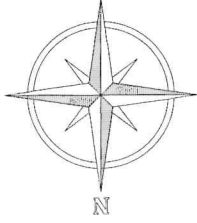
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PROPOSAL FOR:
426 CLARK
RENOVATION
426 CLARK ST
GREENPORT 11944

DATE: 10/24/24

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SITE LAYOUT NOTES:
 1. THIS IS AN ARCHITECT'S SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS TO THE ARCHITECT'S BEST OF KNOWLEDGE.
 2. SURVEY INFORMATION WAS OBTAINED FROM A SURVEY DATED AUGUST 7, 2024 AND PREPARED BY:
 KENNETH WOYCHUCK LAND SURVEYING
 PO BOX 153
 AQUEBOGUE, NY 11931



PROPOSED SITE PLAN

SCALE: 1" = 15'-0"

PROJECT / ZONING DATA	
TAX MAP #	1001-007-03-07
ZONING DISTRICT	R-2
LOT AREA	0.1 ACRES
CoFO EXISTING DWELLING & DETACHED GARAGE	DECEMBER 5, 1996
CoFO 6' X 12' EXTENSION (UPPER DECK)	DECEMBER 5, 1996
VARIANCE APPROVAL	PENDING

ZONING REGULATIONS MAIN BUILDING				
GREENPORT VILLAGE CODE 150-12 (A) & 150-13 (B)				
		EXIST.	PROPOSED	COMPLIES
MIN. FRONT YARD (CLARK STREET)	30.0'	13.2'	13.2'	NO
MIN. FRONT YARD (5TH STREET)	30.0'	8.3'	8.3'	NO
MIN. SIDE YARD	10.0'	11.3'	11.3'	YES
MIN. REAR YARD	30.0'	46.6'	46.6'	YES
MAXIMUM HEIGHT	35.0'	25'	25'	YES
MIN. LIVABLE FLOOR AREA	1,000 S.F.	1,808 S.F.	1,808 S.F.	YES

LOT COVERAGE		
GREENPORT VILLAGE CODE 150-12 (A)		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL LOT AREA	4,885.0 S.F.	
EXISTING DWELLING	1,808.0 S.F.	37.0%
EXISTING GARAGE	278.0 S.F.	5.7%
TOTAL AREA OF ALL STRUCTURES	2,086.0 S.F.	42.7%
MAXIMUM LOT COVERAGE ALLOWED: 30%		

ACCESSORY STRUCTURE REQUIREMENTS				
GREENPORT VILLAGE CODE 150-13 (A)				
		EXIST.	PROPOSED	COMPLIES
MINIMUM LOT LINE SETBACK	5.0'	1.6'	1.6'	NO
MINIMUM LOT LINE SETBACK	5.0'	4.0'	4.0'	NO
SETBACK FROM PRINCIPAL DWELLING	10 S.F.	33.6 S.F.	33.6 S.F.	YES

REAR YARD COVERAGE - ACCESSORIES		
GREENPORT VILLAGE CODE 150-13 (A)		
DESCRIPTION (FOOTPRINT)	AREA	% LOT COVERAGE
TOTAL REAR YARD LOT AREA	2,272.0 S.F.	
EXISTING GARAGE	278.0 S.F.	12.2%
TOTAL AREA OF ALL STRUCTURES	278.0 S.F.	12.2%
MAXIMUM REAR YARD LOT COVERAGE: 30%		

MARK UP DATE: COMMENTS

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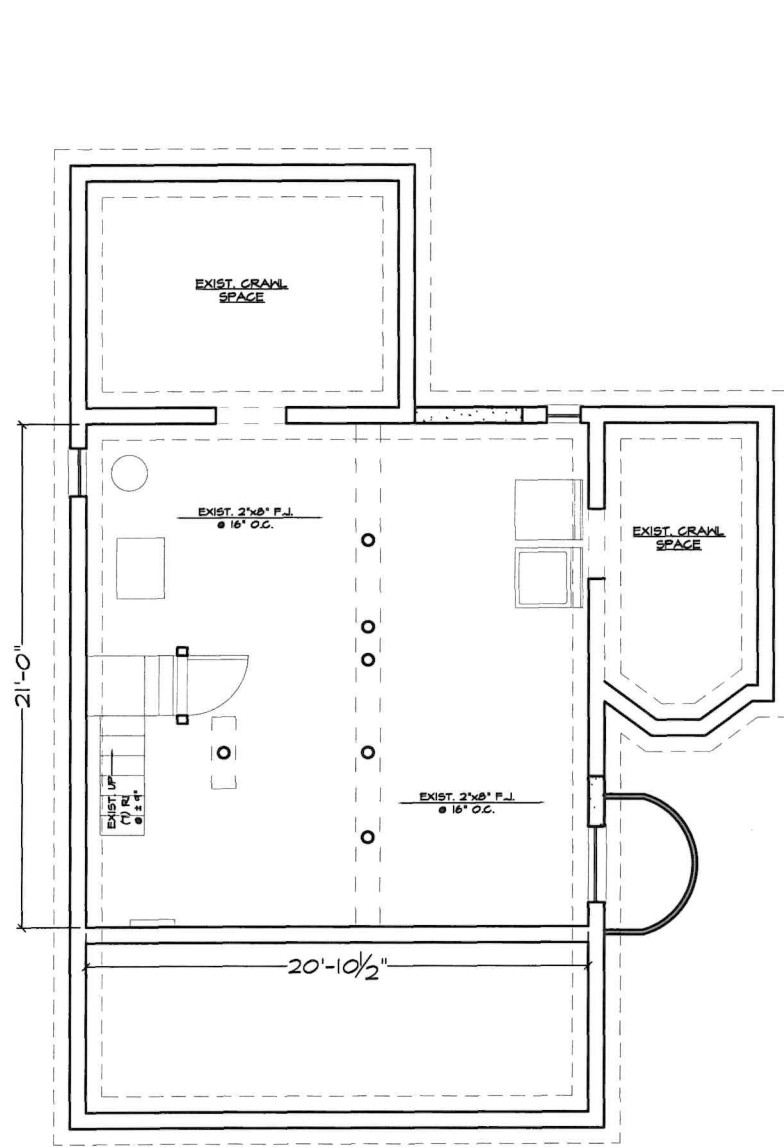
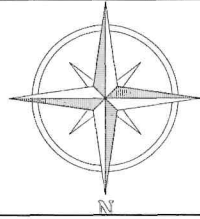
PROPOSAL FOR:
426 CLARK RENOVIATION
 426 CLARK ST
 GREENPORT 11944

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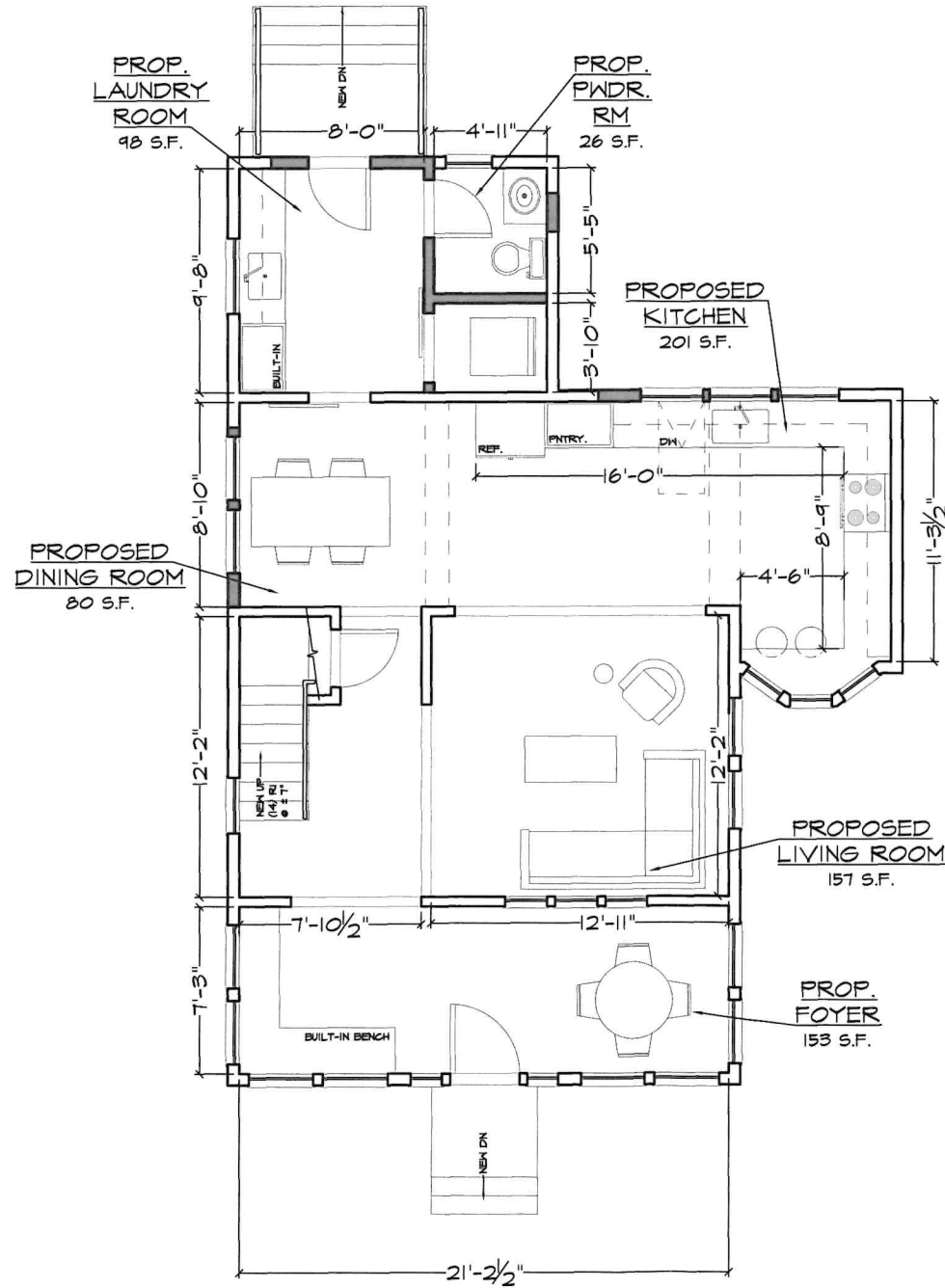
GENERAL SYMBOL KEY:

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PROPOSED BASEMENT FLOOR PLAN

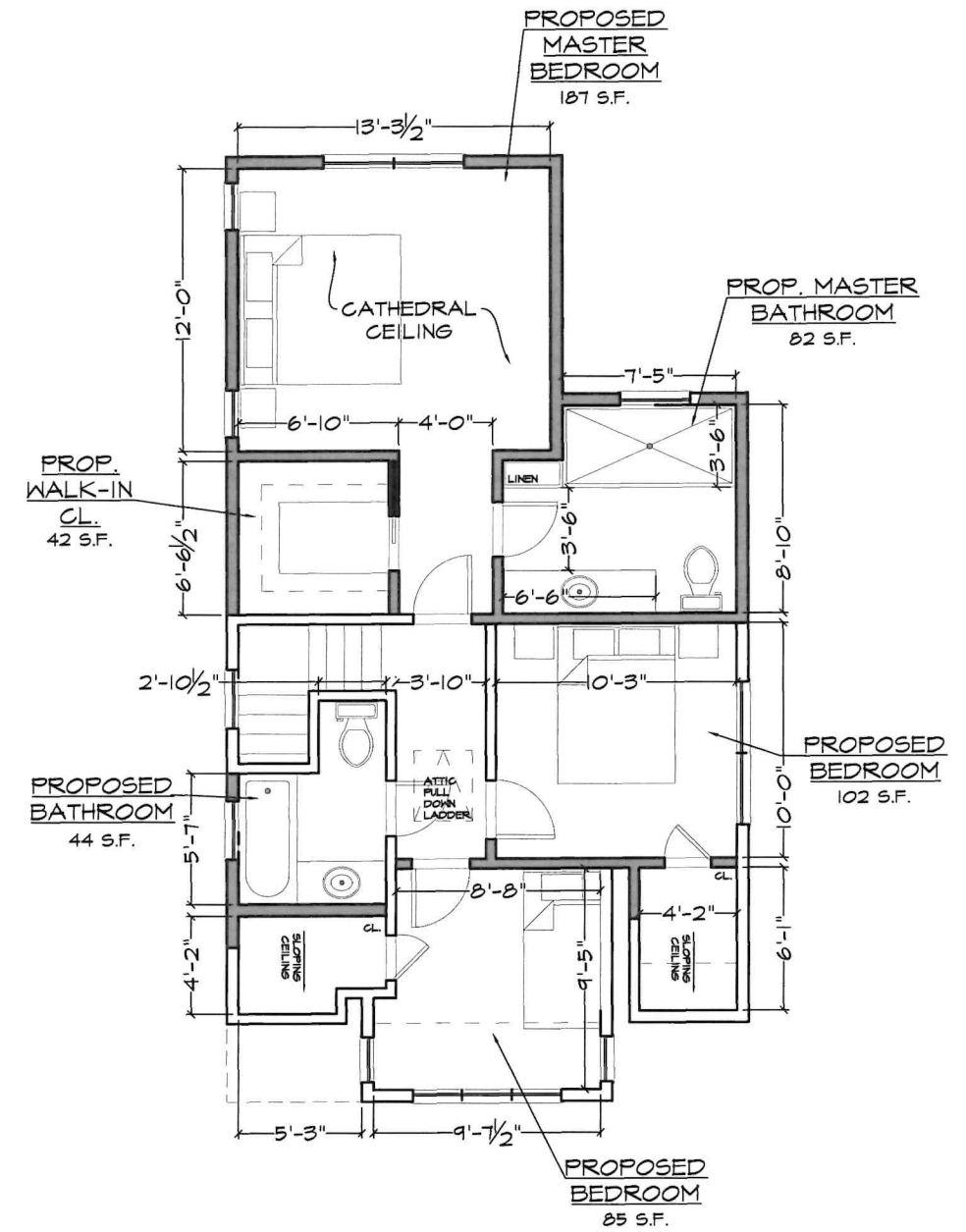
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

836 S.F. HABITABLE SPACE; 905 S.F. GROSS AREA

SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

701 S.F. HABITABLE SPACE; 768 S.F. GROSS AREA

SCALE: 1/8" = 1'-0"

MARK UP DATE: COMMENTS:

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PROPOSAL FOR:
426 CLARK RENOVATION
426 CLARK ST
GREENPORT 11944

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PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXIST. & PROP.
HEIGHT FROM
AVERAGE
GRADE

PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

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PROPOSAL FOR:
426 CLARK
RENOVATION
426 CLARK ST
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