



Building Department

Notice of Disapproval

To: Jennier Delvaglio
P.O. Box 369
Peconic, NY 11958

PLEASE TAKE NOTICE that your application dated May 9th, 2024 and Revised Site Plan dated June 25th, 2024 for the proposed inground pool and deck enlargement at 749 Main Street, Greenport, NY 11944 in the R1 Historic District, is returned herewith and disapproved on the following grounds:

1. Property Line Setback Requirements

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

- (a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

The plans show a distance from the edge of the pool to the side yard property line of 14.5 feet.

This would require an area variance of 5.5 feet.

2. Pool Screening from abutting properties.

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

- (b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.

The plans show the pool to be located 14.5 feet from the side property line. A fence and concrete wall are indicated on the site plan but there is not enough information provided to determine compliance with visual screening.

Provide documentation of the required visual screening.

3. Property Line Setback Requirements

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(c) An adequate permanent fence or barrier shall be erected, maintained and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents.

The plans provided indicate a fence with gate at each end. The gate is not labeled as self-closing, self-latching and the height of fence is not provided.

Provide Documentation of Pool Enclosure and Gate in compliance with NYS Residential Building Code R326.4.2 Permanent Barriers

4. Accessory Building Requirements

§150-13 Residence District Regulations

A. Accessory Buildings:

(1) An accessory building may be located in any required rear yard.

The plans provided indicate the pool is located in the side yard.

This will require an area variance to allow the pool in the side yard of the property.

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

The premises to which this application applies are located at 749 Main Street, Greenport, NY 11944 in the R1 Historic District.

Map: 1001 Section: 2 Block: 3 Lot: 8.2


George Pfriender
NY State Certified Building Inspector



BUILDING DEPARTMENT
VILLAGE OF GREENPORT
 236 Third Street, Greenport, NY 11944

FEE:	APPEAL NO.:
DATE ASSIGNED:	
DATE SUBMITTED:	

ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE APPLICATION

IS THIS PROPERTY IN THE HISTORIC DISTRICT? YES NO

*original: Submitted 7/5
 Resubmit 10/30/04*

IF YOU ANSWERED YES, COMPLETE FORM-HPC1

HOUSE NO. 749 STREET MAIN ST, GREENPORT, NY 11944 **RECEIVED**

SCTM 1001 SECTION 2 BLOCK 3 LOT 8.2 ZONE _____ LOT
 SIZE 16,691 Sq feet.

NOV 01 2024

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR
 DATED 6/27/24 BASED ON MAP DATED _____

VILLAGE OF GREENPORT
 BUILDING DEPARTMENT

APPLICANT(S)/OWNER(S): WAYNE TURETT

MAILING ADDRESS: 749 MAIN ST, GREENPORT, NY 11944

TELEPHONE: (917) 612-9086 FAX #: _____ EMAIL: WAYNE@TURETTARCH.COM

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: JENNIFER DEL VAGLIO FOR OWNER WAYNE TURETT

AGENT'S ADDRESS: P.O. BOX 369, PECONIC, NY 11958

TELEPHONE: (621) 734-7600 FAX: _____ EMAIL: JENNIFER@EASTENDPOOLKING.COM
 PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAIL TO, FROM THE NAMES ABOVE:

APPLICANT/OWNER, OR AUTHORIZED REPRESENTATIVE, OR OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED _____ AND DENIED AN APPLICATION DATED 5/9/24 FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE VI SUPPLEMENTARY REGULATIONS SECTION 150- 13 RESIDENCE DISTRICT REGULATIONS SUBSECTION A

TYPE OF APPEAL. AN APPEAL IS MADE FOR:

- A VARIANCE TO THE ZONING CODE OR ZONING MAP.
- INTERPRETATION OF THE VILLAGE CODE. ARTICLE _____ SECTION _____

A PRIOR APPEAL HAS, NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. _____ YEAR see attached.
 (PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)

Please note we have enclosed a narrative.



BUILDING DEPARTMENT
VILLAGE OF GREENPORT
236 Third Street, Greenport, NY 11944

ZONING BOARD OF APPEALS APPLICATION

INSTRUCTIONS FOR AREA VARIANCE APPLICATIONS

PLEASE SUBMIT THE FOLLOWING IN ⁴8 SETS COLLATED INTO SEPARATE PACKETS, WITH ORIGINAL SIGNED SET AND CHECK FOR FILING FEE CLIPPED ON TOP.

- ✓ 1. CURRENT NOTICE OF DISAPPROVAL FROM THE BUILDING DEPARTMENT DATED WITHIN THE LAST 60 DAYS, TOGETHER WITH SURVEY/SITE PLAN AND BUILDING PLANS.
- ✓ 2. APPLICATION: TYPED OR NEATLY WRITTEN, SIGN BY THE PROPERTY OWNER AND NOTARIZED. IF YOU HAVE A REPRESENTATIVE SIGNING FOR YOU, PLEASE FURNISH AN AUTHORIZATION FORM SIGNED BY THE OWNER.
- ✓ 3. PROJECT DESCRIPTION: FORM LOCATED ON PAGE 3 OF APPLICATION.
- ✓ 4. SURVEY/SITE PLAN: SURVEYOR MUST SHOW PROPOSED AND EXISTING SETBACKS, PATIOS/DRIVEWAYS, WETLAND BUFFERS, PARCEL SIZE AND LOT DIMENSIONS. SURVEYS SUBMITTED MUST SHOW ALL EXISTING STRUCTURES, DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES, FENCES, TANKS AND CHIMNEYS AS CERTIFIED BY A LICENSED SURVEYOR, ENGINEER OR ARCHITECT.
5. COVENANTS AND RESTRICTIONS: IF ANY, PROVIDE ALL COPIES OR NOTE ON APPLICATION IF THERE ARE NONE.
- ✓ 6. ENVIRONMENTAL ASSESSMENT FORM: REQUIRED FOR ALL APPLICATIONS.
7. CHECK: PAYABLE TO VILLAGE OF GREENPORT: FEE SCHEDULE ATTACHED.

Applicant's Project Description

APPLICANT: JENNIFER DEL VAGLIO DATE: 7/1/24

I. FOR DEMOLITION OF EXISTING BUILDING AREAS

PLEASE DESCRIBE AREAS BEING REMOVED: NIA

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):

DIMENSIONS OF FIRST FLOOR (EXTENSION): _____

DIMENSION OF SECOND FLOOR: _____

HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): _____

IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT (ABOVE GROUND)

MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: _____

Addition of pool to deck. Vinyl 7.5 x 46' swimming pool w/ code compliant barrier shown on plan.

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).

NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS: _____

NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: _____

III. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:

EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 2,465.26

PROPOSED INCREASE OF BUILDING COVERAGE: 2,991 SF

SQUARE FOOTAGE OF YOUR LOT: 16,961 SF

PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 17.63%

V. PURPOSE OF NEW CONSTRUCTION: HOMEOWNER EXERCISE OF LEISURE

NAME OF OWNER: WAYNE TURETT

REASON FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

AREA VARIANCE REASONS:

1. WHETHER AN UNDESIRABLE CHANGE WILL BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY THE GRANTING OF THE AREA VARIANCE; NONE

2. WHETHER THE BENEFIT SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE;

NONE

CLIENT HAS WATER FRONT. We are required to get a variance regardless of where we put the pool.

3. WHETHER THE REQUESTED ARE VARIANCE IS SUBSTANTIAL;

No we are asking for 5.5 feet of side yard relief.

4. WHETHER THE REQUESTED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT;

None - Residential property requesting permission to install a simple pool for exercise.

5. WHETHER THE ALLEGED DIFFICULTY WAS 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.

Because property has water front we would need ZBA approval anywhere on the property.

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND: NO. YES. (PLEASE FURNISH COPY).

SIGNATURE OF APPELLANT OR AUTHORIZED AGENT

Sharon McHugh

PRINT NAME

(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF 1st OF Nov. 2024

Connie D Bunch
NOTARY PUBLIC

CONNIE D. BUNCH
Notary Public, State of New York
No. 01BU6185050
Qualified in Suffolk County
Commission Expires April 14, 2028

Zoning Board of Appeals Application Authorization

WHERE THE APPLICANT IS NOT THE OWNER

I, WAYNE TURETT RESIDING AT 746 Main Street, Greenport, NY 11944
(PRINT PROPERTY OWNER'S NAME) (MAILING ADDRESS)

DO HEREBY AUTHORIZE JENNIFER DEL VAGLIO of EAST END POOL KING
(AGENT)

TO APPLY FOR VARIANCE(S) ON MY BEHALF FROM THE GREENPORT VILLAGE ZONING BOARD OF APPEALS.

THE PROPERTY IS LOCATED AT 746 Main Street, GREENPORT, NY.

SCTM # 100 - 2-3-82



(OWNER'S SIGNATURE)

Wayne Turett

(PRINT OWNERS NAME)

617.20
Appendix B
Short Environmental Assessment Form

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			
Name of Action or Project: TURETT POOL			
Project Location (describe, and attach a location map): 749 MAIN ST, GREENPORT NY 11944			
Brief Description of Proposed Action: INSTALLATION OF IN GROUND POOL - 46' X 7.5' WITH A DEPTH OF 5'! (SEE PROPOSED PLAN)			
Name of Applicant or Sponsor: JENNIFER DEL VAGLIO c/o EAST END POOL KING		Telephone: 631-734-7600 E-Mail: JENNIFER@EASTENDPOOLKING.COM	
Address: P.O. BOX 369			
City/PO: PECONIC		State: NY	Zip Code: 11958
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 checked="" 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: BUILDING DEPARTMENT, HISTORIC PRESERVATION COMMISSION (possibly?)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.39</u> acres <i>approximately</i>	
b. Total acreage to be physically disturbed?		<u>.012</u> acres <i>approximately</i>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.39</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 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?	NO	YES	N/A
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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: <u>N/A</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Water trucks to fill pool</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>into drywell</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	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?	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: _____	NO	YES	
	<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 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? <u>NOT TO OUR KNOWLEDGE</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <u>Provided FEMA FLOOD MAP</u>	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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>DRYWELL</u>	NO	YES	
	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

I believe so.

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: <u>7.5' x 46' 4" to 5' deep</u> <u>approximately 11,597 gallons</u>	NO	YES
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: _____	<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: _____	<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>JENNIFER DEL VAGLIO</u>		Date: <u>7/3/24</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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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

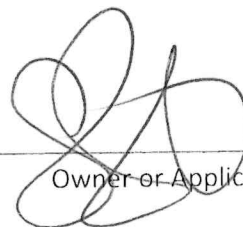
AFFIDAVIT

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 1st day
of November 20 24

Signature _____



Owner or Applicant

Connie D Bunch

Notary Public, Suffolk County, New York

CONNIE D. BUNCH
Notary Public, State of New York
No. 01BU6185050
Qualified in Suffolk County
Commission Expires April 14, 2028



East End Pool King
46520 Route 48, Southold, NY 11971
P: (631) 734-7600 F: (631) 876-1191
cj@eastendpoolking.com

October 31, 2024

RE: Zoning Board of Appeals Application

Turrett/Leighton Property – 746 Main Street, Greenport

TAX MAP ID – 1001-2-3-8.2

To the Zoning Board of Appeals,

We are thrilled to finally be before the board for our swimming pool application.

The property hardship is due to the lot size and configuration. As you know we are waterfront so moving the pool to the side or front yard would be favorable.

As you can see from photos attached the northside of the house is really not an option for the pool it is only 16.2 feet from the house to the property line.

The front yard is the driveway with water line and sewer line running through it, There are also drywells for stormwater management located in the driveway. This leaves only the south side of the property feasible for the pool placement.

We are keeping the scope of the pool minimal and only asking for 5'5" side yard set back relief. The pool is modest in nature and the main purpose for this pool is health wellness and exercise; secondly it would provide family fun and recreation.

This pool would not have an adverse effect on the neighbor to the south as it is the parking lot for the Townsend Manor (see picture attached). Just for the record the Townsend Manor also has a swimming pool and spa on their property.

There is a stockade fence as a barrier between the two lots (please see pictures attached). On the Turrett/Leighton property there is a garden bed against the stockade fence which will add more screening and noise absorption.

There is a pool compliant barrier shown on the survey that will go around the pool on the deck and tie into the house. We are proposing to have a glass fence (I have included documentation to illustrate compliance). We will also install door alarms (Pool guard alarm or Tecko - compliant by NYS – see information provided).

We are aware that this property is considered to be in the Historic District. We were instructed to go through the ZBA and then to the Historic District.

Please let us know if you have any questions or need us to provide additional information.

Thank you very much for your consideration.

Sincerely,

Jennifer Del Vaglio (Agent and Contractor)

East End Pool King

Enclosed:

Photos of the property - Glass fence compliance- Door alarm compliance

C:\Users\Jennifer\Dropbox\1 Project Management Folder\1 Construction Customers\Turett - 746 Main Street, Greenport\Turrett ZBA Narrative for application.docx



Safe Pool Alarm

★★★★☆ 513 reviews

S187D

\$49.99 USD

Pay in 4 interest-free installments for orders over \$50.00 with [shop Pay](#) [Learn more](#)

Quantity

- 1 +

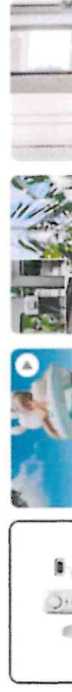
Add to cart

Buy with [shop Pay](#)

[More payment options](#)



Featured as the **Best Gate Alarm of 2024** by **Better Home & Gardens**, the Techko's S187D Safe Pool Alarm is designed to monitor a gate, door, window or other entryway to your pool area. A high output 110 dB alarm siren sounds when the magnetic contact is broken without pressing the adult bypass button. Two sensors are included so that you can have your sliding glass door open, with your screen door shut, leaving the alarm active. This alarm is always in protective mode and will sound the instant a door, window or gate is opened and will continue until the bypass button is triggered. **The S187D is ETL listed and approved under UL 2017 standards.**

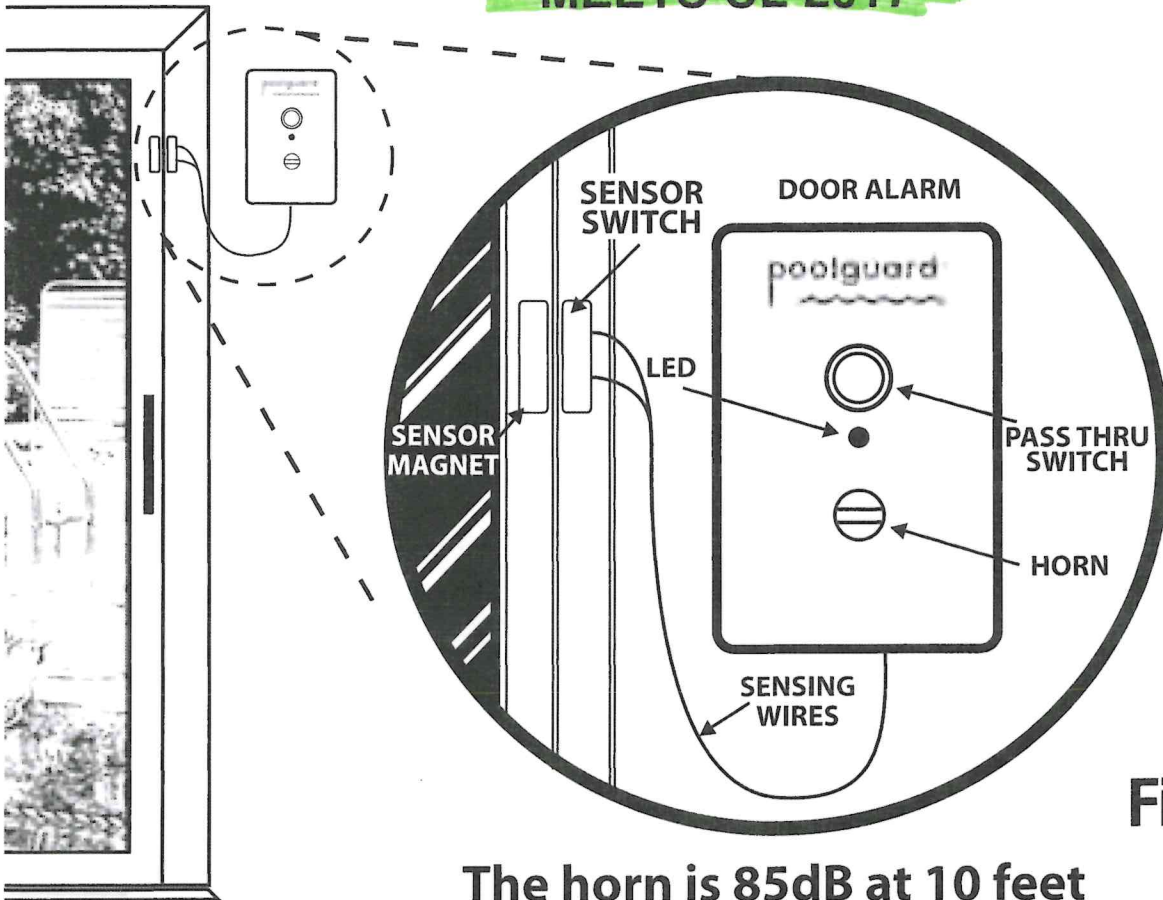


DOOR ALARM

Installation Instructions

MODEL DAPT-2
MEETS UL 2017

SIGNALING



IMPORTANT

READ THOROUGHLY BEFORE USING ALARM

The product has been designed to aid in the detection of unwanted intrusions into unsupervised areas. POOLGUARD DAPT-2 IS A SAFETY ALARM SYSTEM AND NOT A LIFE SAVING DEVICE. It should be used in conjunction with the safety equipment currently in use and should not affect existing safety procedures.

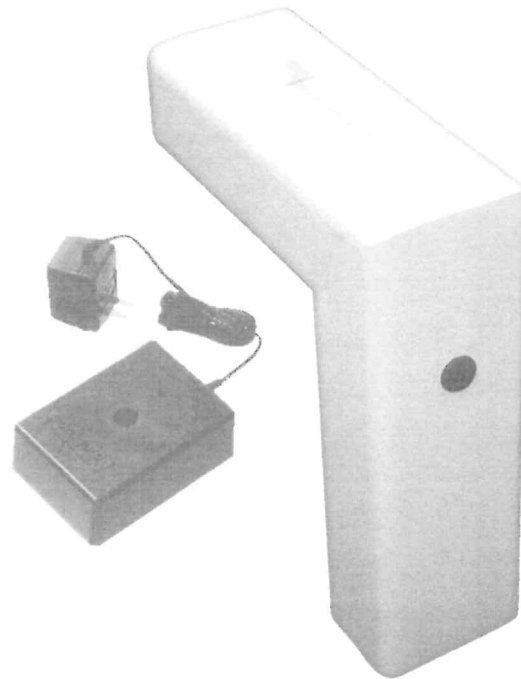


IMPORTANT

OPERATING INSTRUCTIONS MANUAL

HELPFUL HINTS & TIPS

“NSF CERTIFIED TO THE ASTM SAFETY SPECIFICATION F 2208”



MODEL PGRM - 2

85dB Horn at 10 Feet

This product has been designed to aid in the detection of unwanted intrusions into unsupervised pools. POOLGUARD IS A SAFETY ALARM SYSTEM AND NOT A LIFE SAVING DEVICE. “This device is not intended to replace any other safety consideration - i.e., adult supervision, lifeguards, fences, gates, pool covers, locks, etc., and some devices may not detect gradual entry.”

CERTIFICATION

NSF International Certifies that the POOLGUARD Pool Alarm Model PGRM-2 conforms to the requirements of ASTM F2208 - Standard Safety Specification for Residential Pool alarms.

1. Certified to ASTM F2208 for performance.
 2. Certified to NSF/ANSI Standard 50 for material safety. Certified pool and spa end use temperatures.
-

POOLGUARD Pool Alarm Model PGRM-2 will meet or exceed all parts of the Tennessee Pool Alarm requirements of the Katie Beth Law.

INSPECTION

POOLGUARD is packaged in a shipping carton that minimizes the chance of damage due to handling. Check for damage and confirm that the contents of the carton include the following items:

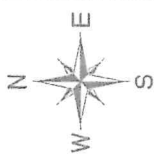
- POOLGUARD Unit
- Handle
- Red Reset/Sleep Key
- Remote Receiver and Power Supply
- Operating Instructions Manual

If an item is missing, contact either the place of purchase or PBM Industries, Inc. for replacement.

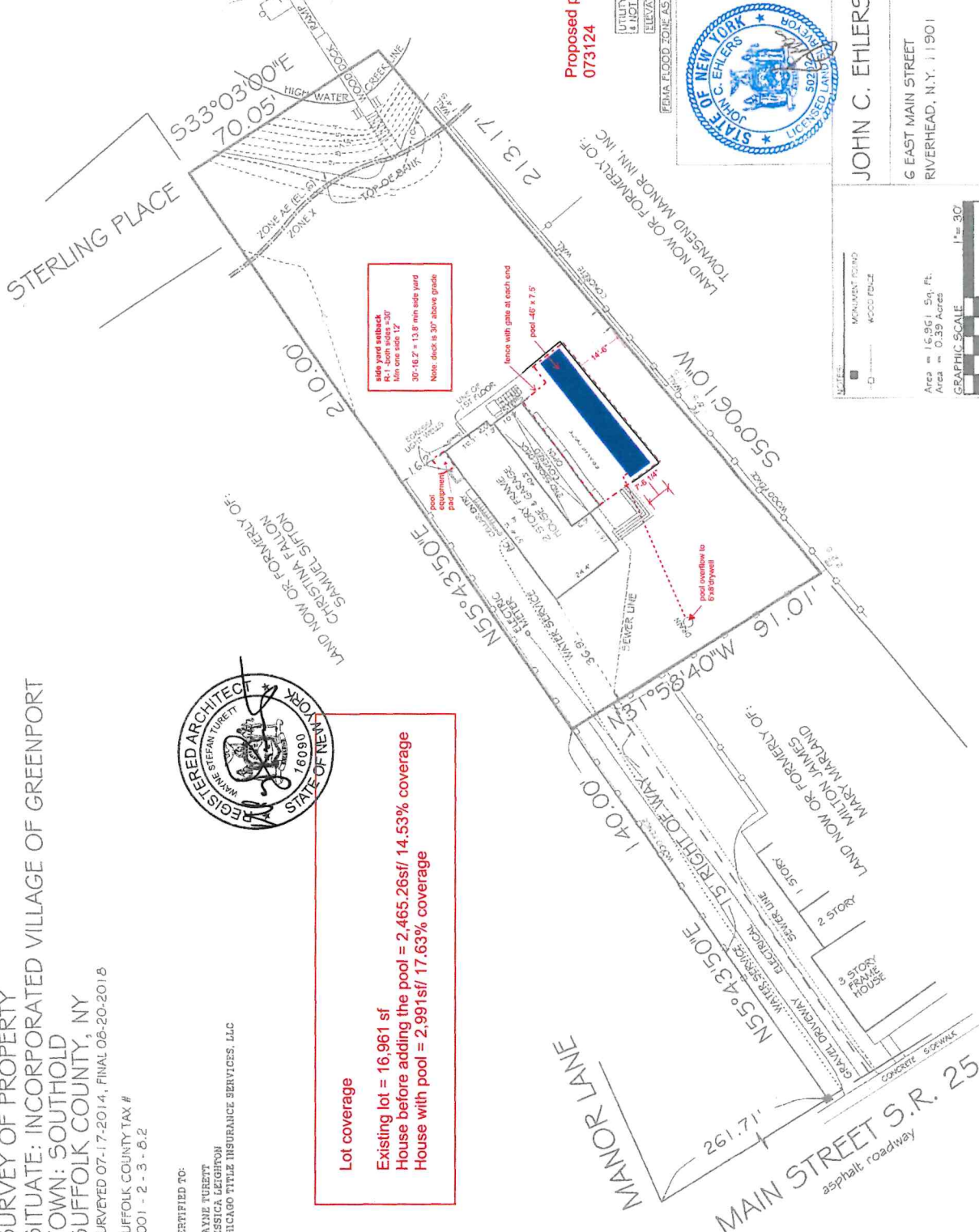
CARE AND HANDLING

POOLGUARD is constructed from sturdy plastic to withstand the adverse moisture environment of a swimming pool. Care needs to be taken when handling to ensure against being dropped, kicked, etc. **ALWAYS REMOVE THE POOL UNIT FROM THE POOL WHEN THE POOL IS BEING USED. STORE THE ALARM IN THE UPRIGHT POSITION (See Figure 1) AWAY FROM POOL ACTIVITY.** If the pool unit accidentally falls into your pool, remove it immediately and drain the water from it. Take the pool unit apart as indicated in the Battery Installation/Replacement section and remove the battery. Remove all the water from the inside of the unit, the battery and the circuit board area with a paper towel or cloth. Completely test the alarm before each use as described in the manual to ensure proper operation.

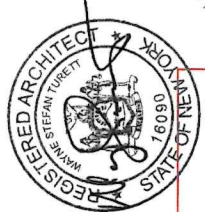
CAUTION: KEEP THE RED RESET/SLEEP KEY OUT OF THE REACH OF CHILDREN. INTERNAL MAGNET MAY BE HARMFUL IF SWALLOWED!



STERLING CREEK



SURVEY OF PROPERTY
SITUATE: INCORPORATED VILLAGE OF GREENPORT
TOWN: SOUTHOOLD
SUFFOLK COUNTY, NY
SURVEYED 07-17-2014, FINAL 06-20-2018
SUFFOLK COUNTY TAX #
1001 - 2 - 3 - 6.2



CERTIFIED TO:
WAYNE TURBETT
JESSICA DECHIRON
CHICAGO TITLE INSURANCE SERVICES, LLC

Lot coverage
Existing lot = 16,961 sf
House before adding the pool = 2,465.26sf/ 14.53% coverage
House with pool = 2,991sf/ 17.63% coverage

side yard setback
for 30' side set 30'
for one side 12'
30'-16.2' = 13.8' min side yard
Note: deck is 30' above grade

Proposed pool
073124

UTILITY LINES SHOWN LOCATED BY OTHERS
& NOT GUARANTEED BY SURVEYOR
ELEVATIONS REFERENCE N.G.V.D. 1929 DATUM
FEMA FLOOD ZONE AS SHOWN ON F.I.R.M. NO. 36103C017-611



JOHN C. EHLERS LAND SURVEYOR
N.Y.S. LIC. NO. 50202
369-8288 Fax 369-8287
longislandlandsurveyor.com

MONUMENT FOUND
WOOD PILE

Area = 15.961 Sq. Ft.
Area = 0.39 Acres

GRAPHIC SCALE 1" = 30'



Certificate of Product Compliance

April 26, 2023

Customer: US Glass Fence LLC.

Glass Location: 115 East Ave.
Mattituck, NY 11952

Description: 1/2-inch Low-iron Tempered Glass. Polish edges.

US Glass Fence LLC, purchased by NY Tempering LLC for our glass products meets the requirements of ASTM C 1036 Standard Specification for Flat Glass (supersedes FS-DD-G-451d). Heat treated glass components fabricated by NY Tempering LLC meet the requirements of ASTM C 1048 Standard Specification for Heat-Treated Flat Glass (supersedes FS-D-G-1403). All fully tempered glass meets the safety glazing requirements of ANSI Z97.1-2004 and CPSC 16 CFR 1201 Categories I and II. Our tempered products are certified by the Safety Glazing Certification Council (SGCC) which serves as our third-party independent testing agency. Surface compression for 1/2" (12mm) heat strengthened glass is 9,700-10,000 psi (66.8-68.9Mpa). Maximum Tempering size 96"x130". Because of reader repeatability and measuring instrument variances, NY Tempering's tolerance for heat-strengthened glass surface compression is + or - 1,000 psi (6.9Mpa).

Sincerely,

Tim Liang (Manager)



Building Department
Notice of Disapproval

To: Jennier Delvaglio
P.O. Box 369
Peconic, NY 11958

PLEASE TAKE NOTICE that your application dated May 9th, 2024 and Revised Site Plan dated June 25th, 2024 for the proposed inground pool and deck enlargement at 749 Main Street, Greenport, NY 1 1944 in the RI Historic District, is returned herewith and disapproved on the following grounds:

1. Property Line Setback Requirements
SI 50-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

The plans show a distance from the edge of the pool to the side yard property line of 14.5 feet.

This would require an area variance of 5.5 feet.

2. Pool Screening from abutting properties.

SI 50-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

- (b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.

The plans show the pool to be located 14.5 feet from the side property line. A fence and concrete wall are indicated on the site plan but there is not enough information provided to determine compliance with visual screening.

Provide documentation of the required visual screening.

3. Property Line Setback Requirements

SI 50-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

- (c) An adequate permanent fence or barrier shall be erected, maintained and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents.

The plans provided indicate a fence with gate at each end. The gate is not labeled as self-closing, self-latching and the height of fence is not provided.

Provide Documentation of Pool Enclosure and Gate in compliance with NYS Residential Building Code R326.4.2 Permanent Barriers

4. Accessory Building Requirements SI 50-13 Residence District Regulations A. Accessory Buildings:

- (1) An accessory building may be located in any required rear yard.

The plans provided indicate the pool is located in the side yard.

This will require an area variance to allow the pool in the side yard of the property.

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

The premises to which this application applies are located at 749 Main Street, Greenport,

NY 11944 in the RI Historic District.

Map: 1001

Section: 2

Block: 3

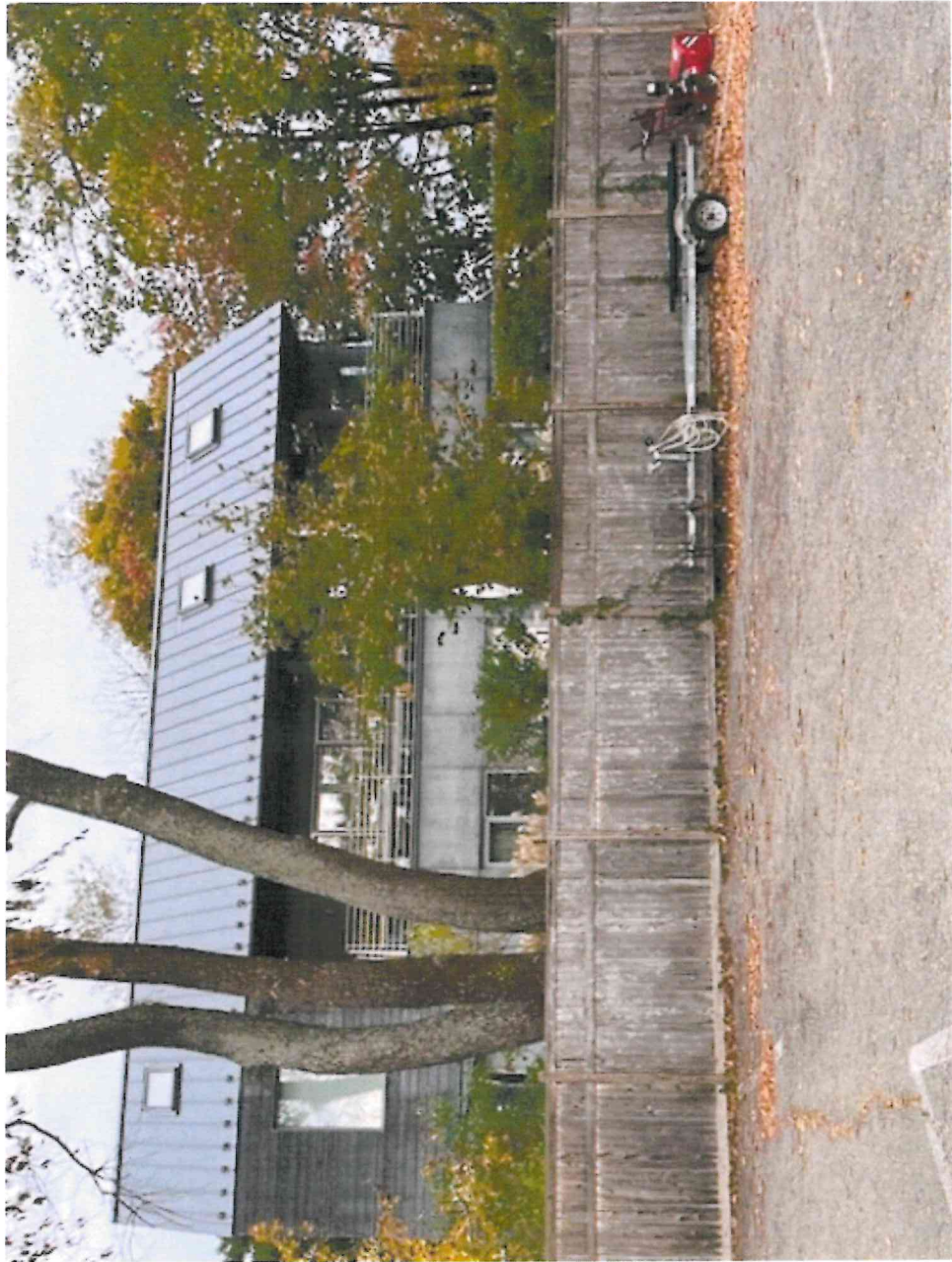
Lot: 8.2

George P. Priender 10/2/24

George P. Priender

NY State Certified Building Inspector

Turret House



Townsend Manor Parking lot

All photos taken 10/31/24



←
apart
&
store



Northside of property from driveway



Stacked
wood
deck



Good
Garden



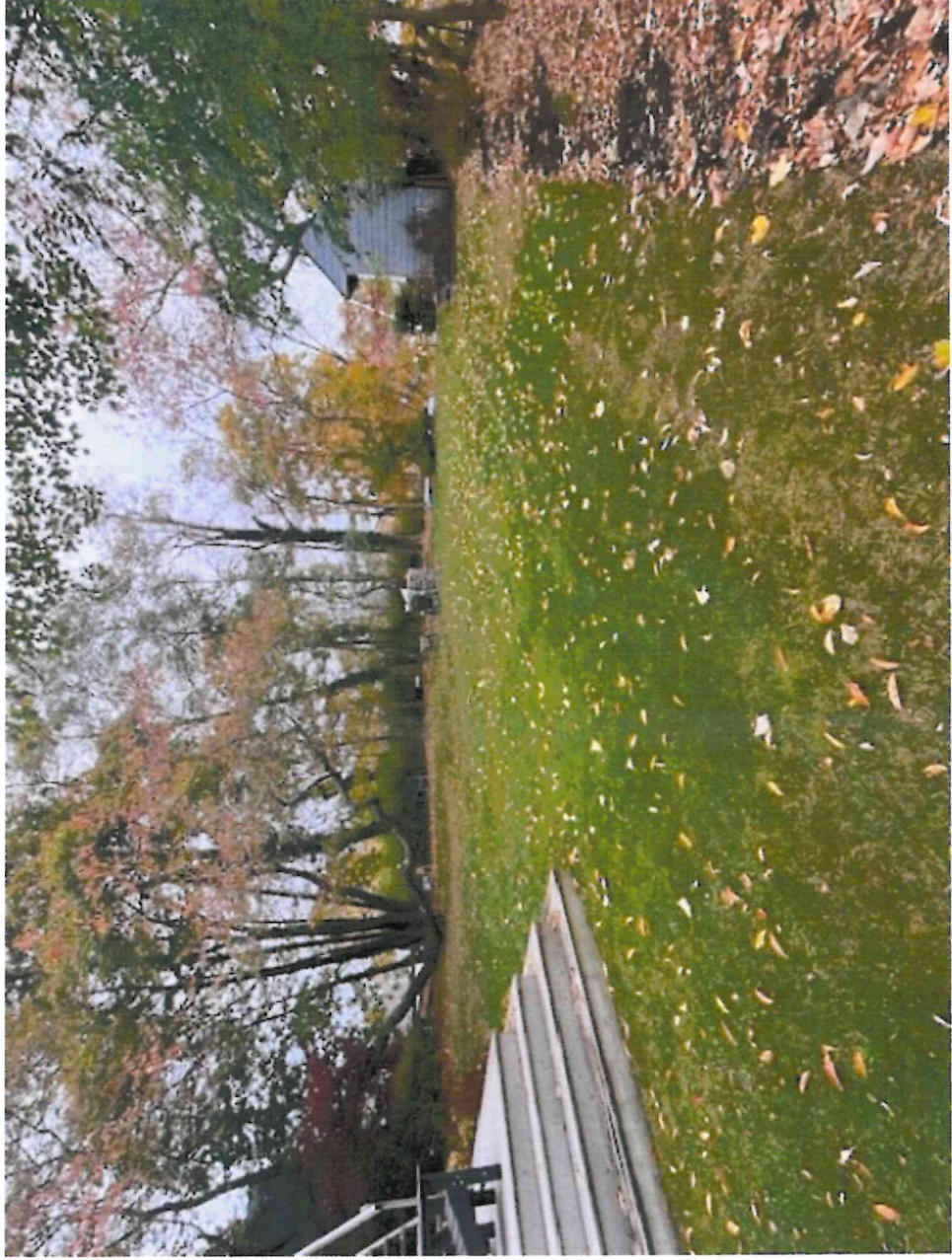
Pool



Looking EAST (water) to WEST (main street)



Showing northside of property from EHSF (water) side.
16.2'



showing "~~the~~ Back yard" ~~the~~ water side.