



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
MARY BESS PHILLIPS
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

RECEIVED

MAR 31 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

FROM: Village of Greenport Building Department
APPLICANT: Lauren Nagin
ADDRESS: 114 North Street
SCTM: 1001:002:006:028
DATE: March 6, 2025

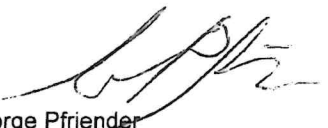
The building permit application for the construction of 14' X 22' GUNITE SWIMMING POOL at the above-mentioned premises has been denied for the following reasons:

HOUSE:

- The proposed FRONT YARD SETBACK is 9.5' where 30' is required; therefore a 20.5' variance is required.
- The proposed WEST SIDE YARD SETBACK is 4.6' where 10' is required; therefore a 5.4' variance is required.

POOL:

- The proposed REAR YARD SETBACK is 10' where 20' is required; therefore a 10' variance is required.
- The proposed WEST SIDE YARD SETBACK is 18' where 20' is required; therefore a 2' variance is required.
- The proposed EAST SIDE YARD SETBACK is 18.3' where 20' is required; therefore a 1.7' variance is required.


George Pfriend
Building Inspector



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 3/25/25

RECEIVED

MAR 31 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

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)

Laurent Michael Nagin
First Name Last Name Business Name, if applicable

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

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

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Jennifer DeVaglio EASTERN END POOLS LLC DBA EASTERN
First Name Last Name Business Name, if applicable PECK LLC

P.O. Box [REDACTED] Peconic NY 11958
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 04 Block: 02 Lot 35.3

Street Address: 114 North 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 3/6/2025 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 - _____ 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: Installation of in ground swimming pool 14x22

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): _____

Dimensions of Second Floor: _____

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

_____ - Feet, _____ - Inches.

N/A



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: _____

N/A

Describe General Characteristics BEFORE alterations:

Number of floors AFTER Alterations: _____

Describe General Characteristics AFTER alterations:

N/A

Calculations of Building Areas and Lot Coverage:

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

Proposed Increase in Building Coverage: _____ SF

Square Footage of this Lot: _____ SF

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

Purpose of New Construction:

Please describe:

Installation of inground swimming pool 14x22
will include 4x6 drywell for storm water management
& code compliant pool barrier.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No change will occur with this variance request. Swimming pools enhance family enjoyment & prevent crowding of properties w/ built structures - keeping with the charm of the village.

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

Due to the size of the lot they cannot build a pool in their yard for their children's personal wellness.

Is the requested Area Variance substantial?

yes.

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

Not at all. many people have pools in the village.

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 - the lot is the average size making it difficult to utilize the property with current setbacks.

Are there Covenants or Restrictions concerning this land? ☐ Yes ☐ No

If yes, please furnish copies.

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: Nagin - installation of 14x22 in ground pool			
Project Location (describe, and attach a location map): 114 North Street, Greenport			
Brief Description of Proposed Action: installation of 14x22 in ground swimming pool w/ 4x6 drywell & code compliant fence barrier w/ magna lock.			
Name of Applicant or Sponsor: East End Pool King LLC 4/02 Jennifer DelVaglio		Telephone: [REDACTED] E-Mail: [REDACTED] .CE	
Address: 4400 Rte 48			
City/PO: Southold		State: NY	Zip Code: 11971
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.13 acres	
b. Total acreage to be physically disturbed?		.007 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.13 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" 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,	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?	NO	YES	
If Yes, identify: <u>per dec.ny.gov/regulatory/permits/licenses/seq/critical-environmental-areas</u>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>water truck</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	<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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
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 plain?	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,			
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)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
If Yes, briefly describe: <u>We will install a 4x6 drywell for storm water management.</u>			

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>14x22 = less than 11,600 gallons</u>	NO <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 DeNagles</u> Date: <u>9/25/25</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?	<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.

☐ 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.

☐ 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

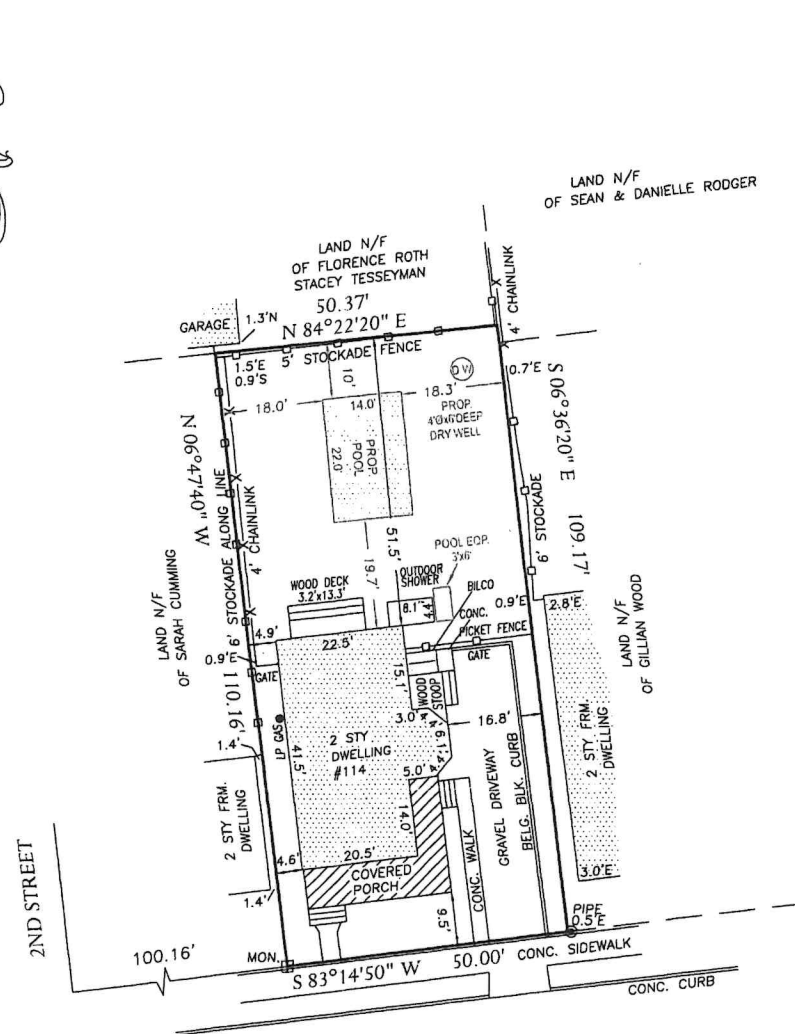
Date

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)



ZONED R-2
MAX. LOT COVERAGE 30% or 1650 S.F.

EXISTING LOT COVERAGE
DWELLING W/COVERED PORCH: 1227 S.F. or 22.3%
PROPOSED SWIMMING POOL: 308 S.F. or 5.6%
PROPOSED TOTAL: 1535 S.F. or 27.9%

ADD PROP POOL 12-18-24
FINAL SURVEY 08-24-20
REVISED 07-18-18

AREA: 5,503.10 SQ.FT. or 0.13 ACRES

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL
LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS
AND OR DATA OBTAINED FROM OTHERS.
ELEVATION DATUM: _____

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON 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 LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES ARE NOT TRANSFERABLE.
THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: P/O LOT 126 & 127
MAP OF: GREENPORT VILLAGE
FILED: MAP #9
SITUATED AT: VILLAGE OF GREENPORT
TOWN OF: SOUTHBOLD
SUFFOLK COUNTY, NEW YORK



CERTIFIED TO: MICHAEL NAGIN; LAUREN NAGIN;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

KENNETH M WOYCHUK LAND SURVEYING, PLLC
Professional Land Surveying and Design
P.O. Box 153 Aquebogue, New York 11931
PHONE (631)298-1588 FAX (631) 298-1588

FILE # 18-80 SCALE: 1"=20' DATE: JULY 10, 2018

N.Y.S. LISC. NO. 050882

114 North Street, greenport, ny

X

Q

114 North St, Greenport, NY, 11944, USA

114 North St, Catskill, NY, 12414, USA

Input

Output

To print NFHL FIRMette or Full FIRM:

1) Click the pin tool, and click on the map to place the pin.

2) Choose to create a print-size FIRMette or full-size FIRM.

3) Press "Execute" - The process may take up to 1 minute.*

Size*

FIRMETTE

File Format*

114 North St, Greenport, NY, 11944, USA

Show more results

Zoom to

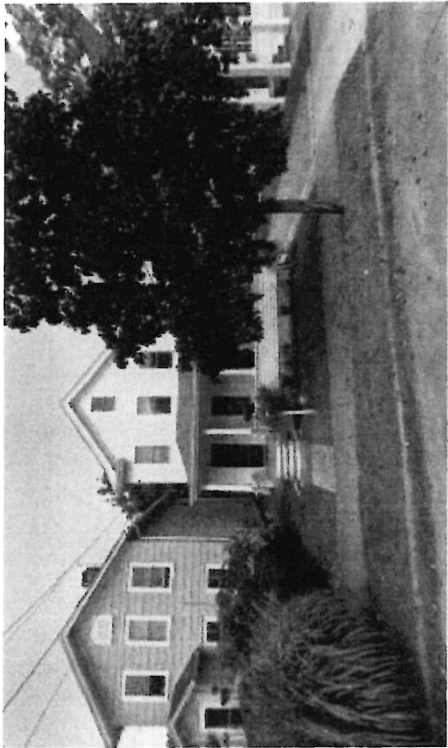
36103C01

eff: 9/25/2009

200ft

37 36 11 08 Coordinates





114 North St
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

114 North St, Greenport, NY 11944

Photos

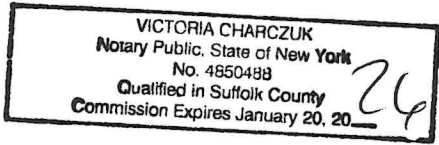
AFFIDAVIT

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 of 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 27th day
of March 2025 Signature [Signature]
Owner or Applicant

[Signature]
Notary Public, Suffolk County, New York





East End Pool King
44400 Route 48, Southold, NY 11971
P: (631) 734-7600 F: (631) 876-1191
jennifer@eastendpoolking.com

March 25, 2025

RE: Agent authorization
114 North Street, Greenport, NY
TAX MAP ID – 1001-04-02.-35.3

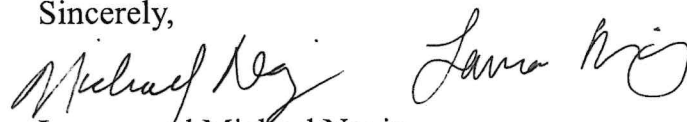
To the Village of Greenport Building Department and Zoning Board of Appeals,
We, Lauren and Michael Nagin, authorize Eastern End Pools, LLC DBA East End Pool King, LLC and/or Jennifer Del Vaglio to act as our agent with all governing departments and boards in respect to the applications of our request for approval to construct a gunite swimming pool in our rear yard.

Our property is located at 114 North Street, Greenport. The tax id for the property is 1001-002-006-028

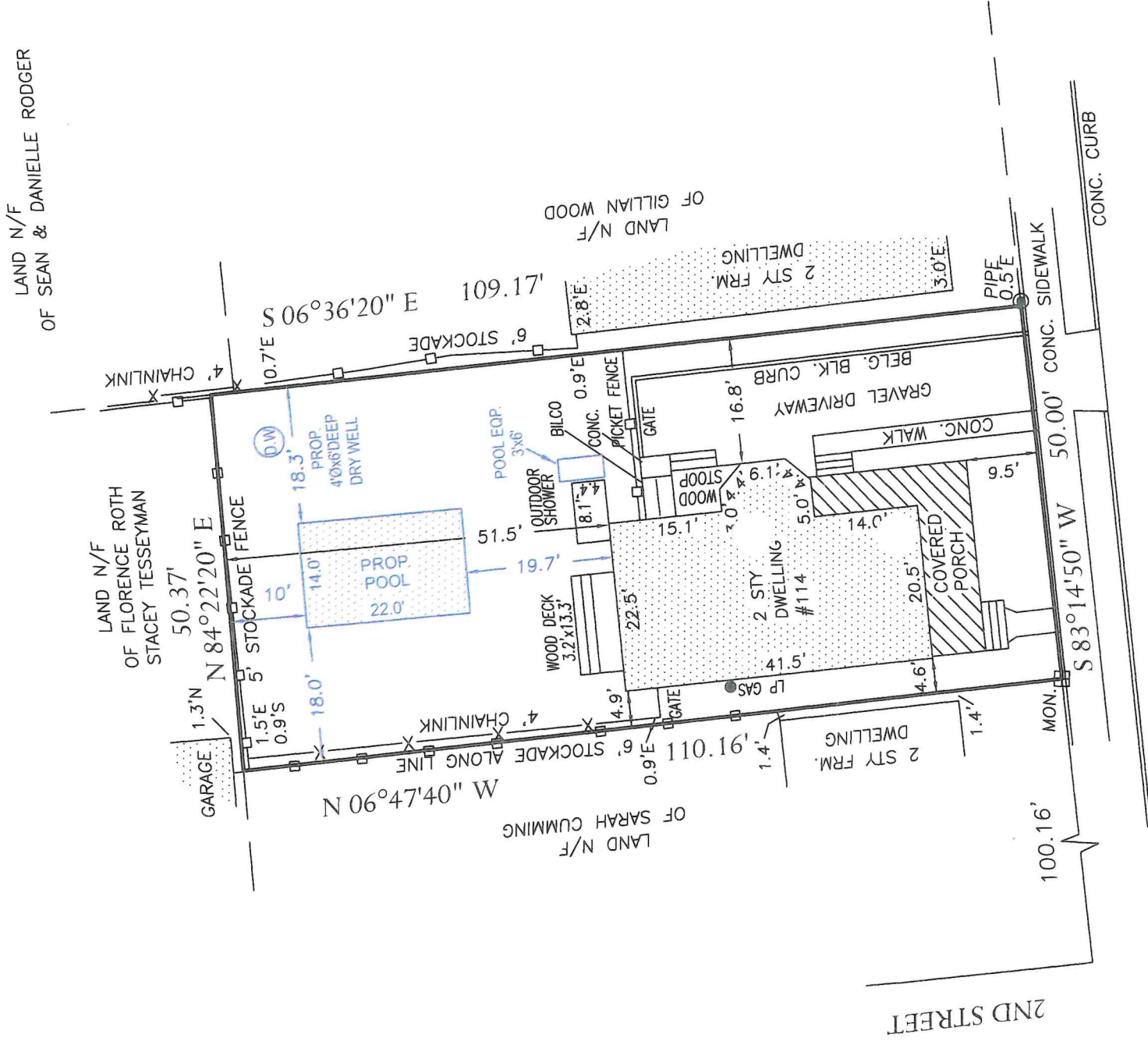
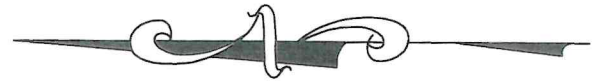
Please let us know if we need anything else for the pre-submission.

Thank you very much.

Sincerely,


Lauren and Michael Nagin

C:\Users\Jennifer\Dropbox\1) Project Management Folder\1) Construction Customers\Nagin - 114 North Road, Greenport\2) Property Paperwork\1) Permits\Nagin - Letter of concent to act as agent.docx



ZONED R-2
MAX. LOT COVERAGE 30% or 1650 S.F.

EXISTING LOT COVERAGE
DWELLING W/COVERED PORCH: 1227 S.F. or 22.3%
PROPOSED SWIMMING POOL: 308 S.F. or 5.6%
PROPOSED TOTAL: 1535 S.F. or 27.9%

ADD PROP POOL 12-18-24
FINAL SURVEY 08-24-20
REVISED 07-18-18

AREA: 5,503.10 SQ.FT. or 0.13 ACRES

RECEIVED
MAR 31 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

NORTH
STREET

CONC. CURB

0 U.P.

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL
LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS
AND OR DATA OBTAINED FROM OTHERS.
ELEVATION DATUM: _____

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON 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 LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES ARE NOT TRANSFERABLE.

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

SURVEY OF: P/O LOT 126 & 127

MAP OF: GREENPORT VILLAGE

FILED: MAP #9

SITUATED AT: VILLAGE OF GREENPORT

TOWN OF: SOUTHDOLD

SUFFOLK COUNTY, NEW YORK

FILE # 18-80 SCALE: 1"=20' DATE: JULY 10, 2018



CERTIFIED TO: MICHAEL NAGIN; LAUREN NAGIN;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

KENNETH M WOYCHUK LAND SURVEYING, PLLC
Professional Land Surveying and Design
P.O. Box 153 Aquebogue, New York 11931
PHONE (631)298-1588 FAX (631) 298-1588