

GENERAL NOTES

ZONING

1. THIS PROJECT IS THE PROPOSED ADDITION OF TWO UPSTAIRS APARTMENTS OVER EXISTING FIRST FLOOR, RETAIL SPACE IN GREENPORT VILLAGE AS ALLOWED BY VILLAGE OF GREENPORT CODE SECTION 150-9 A (1)2).
2. THE PROPERTY IS LOCATED AT 140 MAIN STREET, GREENPORT NY SCTM No. 1001-5-3-2.
3. THE PROPERTY IS ZONED CR RETAIL COMMERCIAL DISTRICT.
4. THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF GREENPORT HISTORIC DISTRICT.
5. THE PROPERTY IS OWNED BY MARK AND ANGELA CARLOS, RESIDING AT THE SAME ADDRESS.
6. THERE ARE NO KNOWN COVENANTS OR DEED RESTRICTIONS ON THIS PROPERTY.
7. THE PROPOSED HEIGHT OF THE PROPOSED BUILDING ADDITION AS DEFINED BY THE ZONING CODE OF THE VILLAGE OF GREENPORT IS 33'-0". THE MAXIMUM ALLOWABLE IS 35' PER SECTION 150-12 B IF THE ZONING CODE OF THE VILLAGE OF GREENPORT.
- THIS SECTION LIMITS THE HEIGHT OF A BUILDING TO 2 1/2 STORIES. A VARIANCE FROM THE ZONING BOARD OF APPEALS OF THE VILLAGE WILL BE REQUESTED TO ALLOW 3 STORIES.
8. SETBACKS REQUIRED IN CR ZONE ARE 6 FEET FOR FRONT YARD AND NONE FOR SIDE YARDS. AS THIS IS A CORNER LOT, THERE ARE 2 FRONT YARD. THE FIRST FLOOR IS PRE-EXISTING WITH NO SETBACKS IN FRONT YARDS. THE PROPOSED ADDITIONS FOLLOW THE EXISTING FOOTPRINT.
9. THERE IS NO EXISTING OFF-STREET PARKING ON THIS PROPERTY AS THE FOOTPRINT OF THE EXISTING BUILDING COVERS THE ENTIRE LOT. THE ZONING CODE DOES NOT SPECIFY OFF-STREET PARKING REQUIREMENTS FOR APARTMENTS IN ZONE CR, HOWEVER SECTION 150-12 A CALLS FOR 1-1/2 SPACES FOR EACH DWELLING UNIT IN R-2.2 FAMILY STRUCTURES, WHICH IS A CLOSE EQUIVALENT.
10. SECTION 150-12 OF THE ZONING CODE DOES NOT SPECIFY LOT COVERAGE.

STATE CONSTRUCTION CODE

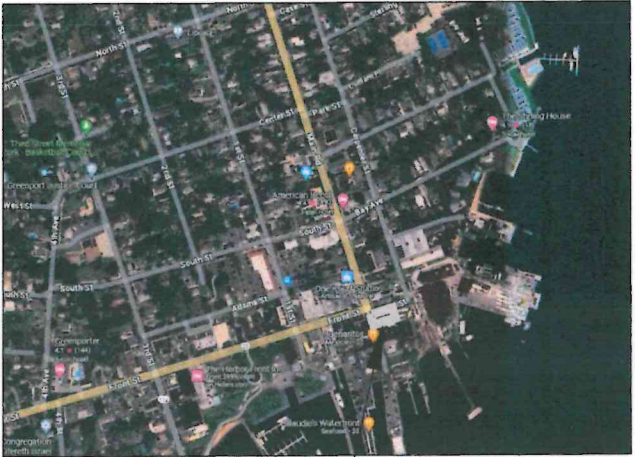
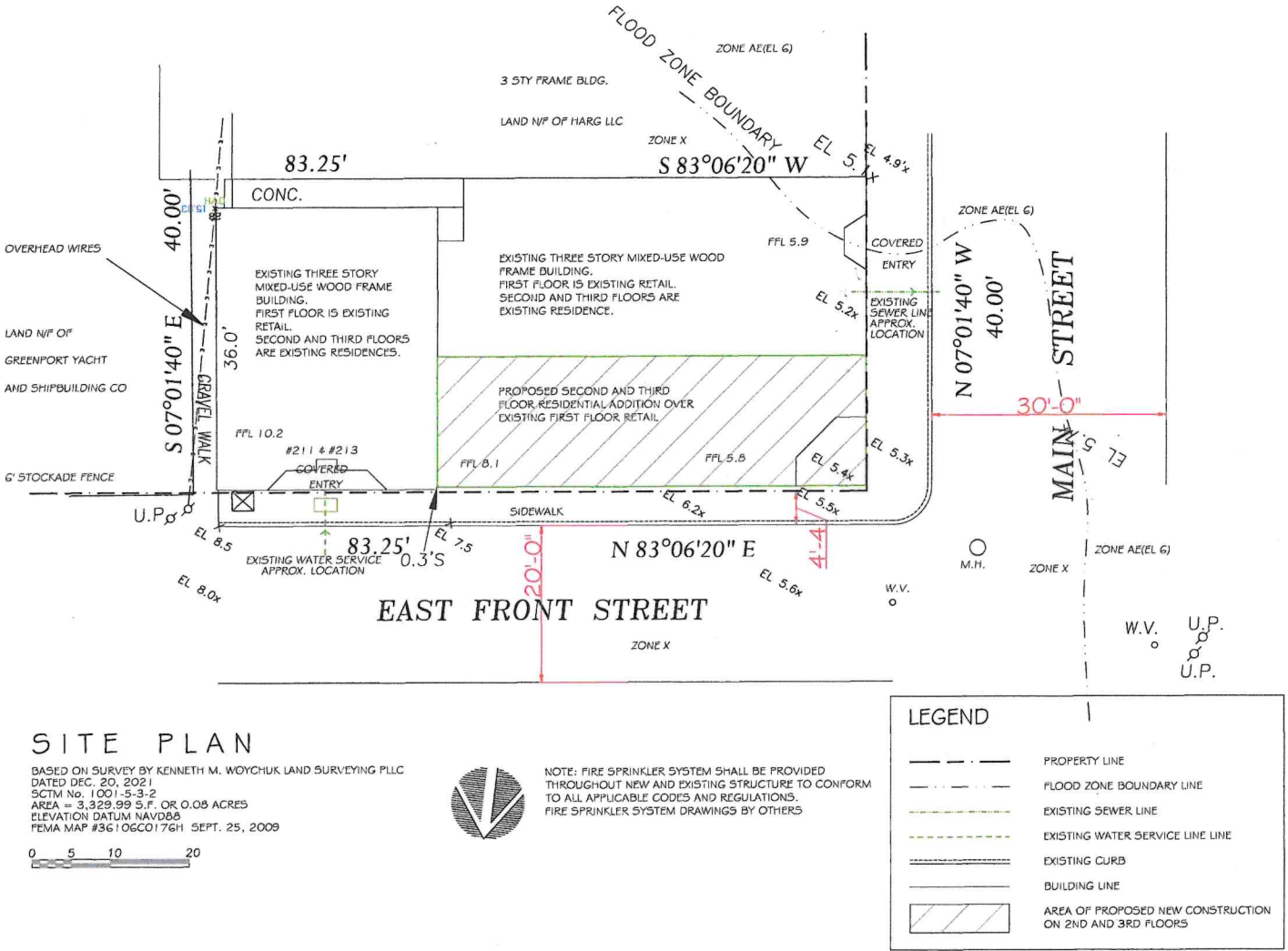
1. THE PROPOSED TYPE OF CONSTRUCTION IS TYPE V (B).
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 BUILDING CODE OF N.Y.S. AND THE AP & PA WOOD FRAME CONSTRUCTION MANUAL 2015 HIGH WIND EDITION.
3. DESIGN LOAD CALCULATION SHALL BE BASED ON:
LIVE LOAD: AS PER TABLE 1607.1, BUILDING CODE OF NEW YORK STATE 2020.
DEAD LOAD: CALCULATED AS PER SECTION 1606.2 AS PER BUILDING CODE OF NEW YORK STATE 2020.
SHOW LOAD: 20 PSF GROUND SHOW LOAD (AS PER FIG. 1608.2 OF THE BUILDING CODE OF NEW YORK STATE 2020).
WIND EXPOSURE CATEGORY 'C', FOR 130 MPH 3 SECOND GUST.

NARRATIVE

- PATTY AND MARK CARLOS ARE ACTIVE MEMBERS OF THE VILLAGE OF GREENPORT AS BOTH BUSINESS OWNERS AND RESIDENTS FOR 35 YEARS.
- THEIR BUSINESS, DI ANGELA LEATHER, HAS BEEN IN GREENPORT FOR 35 YEARS, 25 OF WHICH AT ITS CURRENT LOCATION. THEY HAVE RESIDED IN AN APARTMENT ABOVE THE STORE FOR 25 YEARS. THE STORE EMPLOYS 2 FULL TIME EMPLOYEES AND 4 SEASONAL EMPLOYEES.
- THE BUILDING CURRENTLY HAS 3 COMMERCIAL SPACES ON THE GROUND FLOOR: DI ANGELA LEATHER, CRAFT HAIR SALON AND BRIDGET AND ERIC ELKIN PERSONAL OFFICE, ALL OF WHICH HAVE ANNUAL LEASES.
- THE BUILDING CURRENTLY HAS 3 APARTMENTS: THE OWNERS' 2 STORY RESIDENCE, AND 2 BEDROOM/1 BATH UNIT AND A 3 BEDROOM/1-1/2 BATH UNIT. ALL APARTMENTS ARE ON ANNUAL LEASES AND NEVER USED AS AIRBNB.
- IT IS THE OWNERS' INTENTION TO CREATE MUCH NEEDED ADDITIONAL LIVING ACCOMMODATIONS WITHIN THE VILLAGE OF GREENPORT.
- THIS PROJECT WOULD CREATE TWO (2) APARTMENTS (APPROX. 1,100 SF EACH), EACH HAVING TWO BEDROOMS, TWO (2) BATHROOMS, A FULL KITCHEN AND LIVING ROOM AND A BALCONY FACING NORTH. THE APARTMENTS WILL BE ACCESSED FROM THE NORTH ON EAST FRONT STREET.
- THE HEIGHT OF THE PROPOSED STRUCTURE WILL BE WITHIN THE MAXIMUM HEIGHT ALLOWED BY VILLAGE CODE, HOWEVER THE PLAN CALLS FOR THREE STORIES WHICH WILL REQUIRE A VARIANCE FROM THE VILLAGE ZONING BOARD OF APPEALS.
- WE HAVE OLD PHOTOS WHICH SHOW A THREE STORY STRUCTURE ON THIS SITE, DATING FROM APPROXIMATELY THE BEGINNING OF THE 1900S. THE ORIGINAL THREE STORY STRUCTURE WAS DESTROYED IN A FIRE IN THE 1920S AND NEVER REBUILT. THOUGH THE OLD PHOTOS ARE DIFFICULT TO SEE, THE DESIGN INTENTION IS BASED ON WHAT WE BELIEVE THE ORIGINAL BUILDING LOOKED LIKE.

COMMUNITY IMPACT REPORT

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2. IN ACCORDANCE WITH SECTION 150-9 (A) (1)2c, THE APARTMENTS WILL HAVE OCCUPANTS WITH YEAR-ROUND LEASES.
3. THE APARTMENTS COULD POTENTIALLY PROVIDE HOUSING FOR EMPLOYEES OF DIANGELA LEATHER, THE BUSINESS ON THE FIRST FLOOR OF THIS PROJECT.
4. BY PROVIDING ADDITIONAL HOUSING, THIS PROJECT COULD THEORETICALLY HELP IN REDUCING THE COST OF HOUSING IN THE VILLAGE.
5. BY INCREASING THE OCCUPANCY OF THIS PROPERTY, THE INCREASE IN NUMBER OF YEAR ROUND RESIDENTS IN THE VILLAGE WOULD INCREASE THE USE OF BUSINESSES WITHIN THE VILLAGE AS WELL AS PROVIDING ADDITIONAL TAX REVENUE FOR THE VILLAGE.
6. THE PROPOSED APARTMENTS WILL HAVE MINIMAL IMPACT ON PUBLIC WATER AND SEWER FACILITIES, AS WELL AS ON ANY ENVIRONMENTAL IMPACTS ON THE SURROUNDING NEIGHBORHOOD.
7. AS THE PROPOSED PROJECT WILL NOT IMACT THE FIRST FLOOR OF THE BUILDING THERE WILL BE NO IMPACT ON THE NEIGHBORHOOD EXCEPT FOR POTENTIALLY 8 ADDITIONAL PEDESTRIANS.
8. THE ADDITION OF TWO APARTMENTS ON THE SECOND AND THIRD FLOORS OF AN EXISTING ONE STORY STRUCTURE WOULD NOT HAVE ANY SIGNIFICANT IMPACT ON PUBLIC SERVICES.



COMPLIANCE STATEMENT:
THE OWNER OF THE SUBJECT PROPERTY AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS APPLICABLE TO THE APPROVAL THEREOF AND WITH THE TERMS AND CONDITIONS OF THE APPROVED SITE PLAN

ISSUES / REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED

2024 ALL RIGHTS RESERVED

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. ANY UNAUTHORIZED ALTERATION MUST BE NOTED, SIGNED, AND DESCRIBED IN ACCORDANCE WITH THE LAW.

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CLIENT / OWNER
CARLOS
140 MAIN ST., GREENPORT NY

PROJECT TITLE
ADDITIONS AND RENOVATIONS

DRAWING TITLE
SITE PLAN NARRATIVE

06 FEBRUARY, 2024 SCALE 1" = 10'
DRAWING NO.

A1

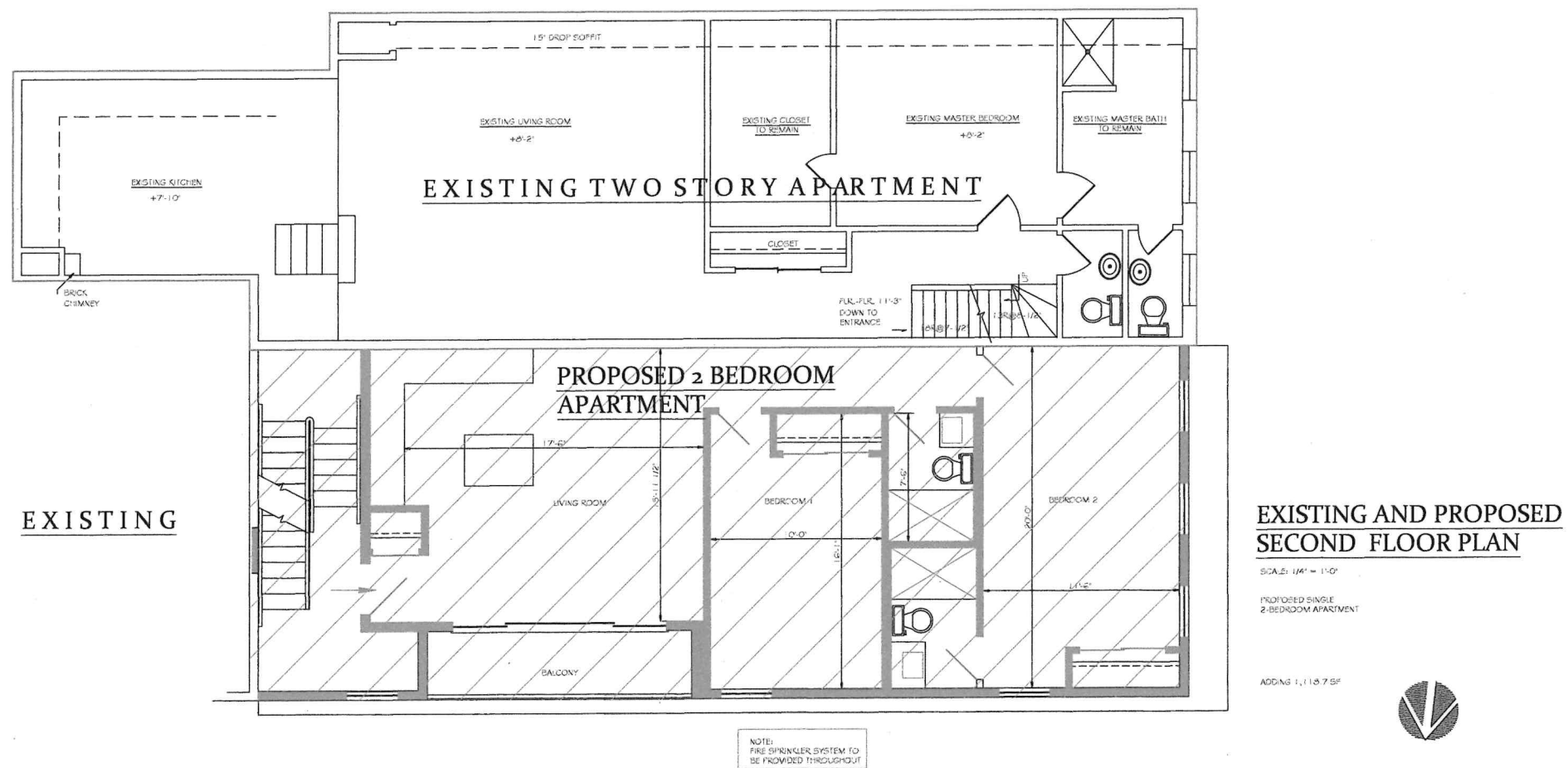
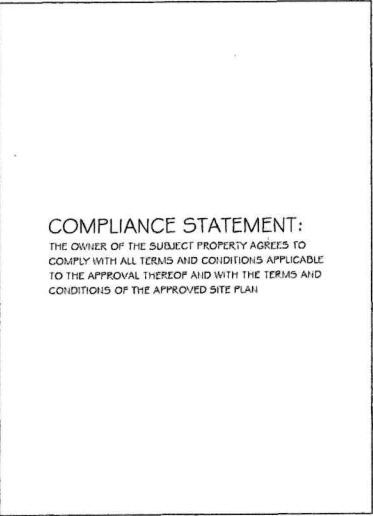
CLIENT / OWNER
CARLOS
140 MAIN ST., GREENPORT NY

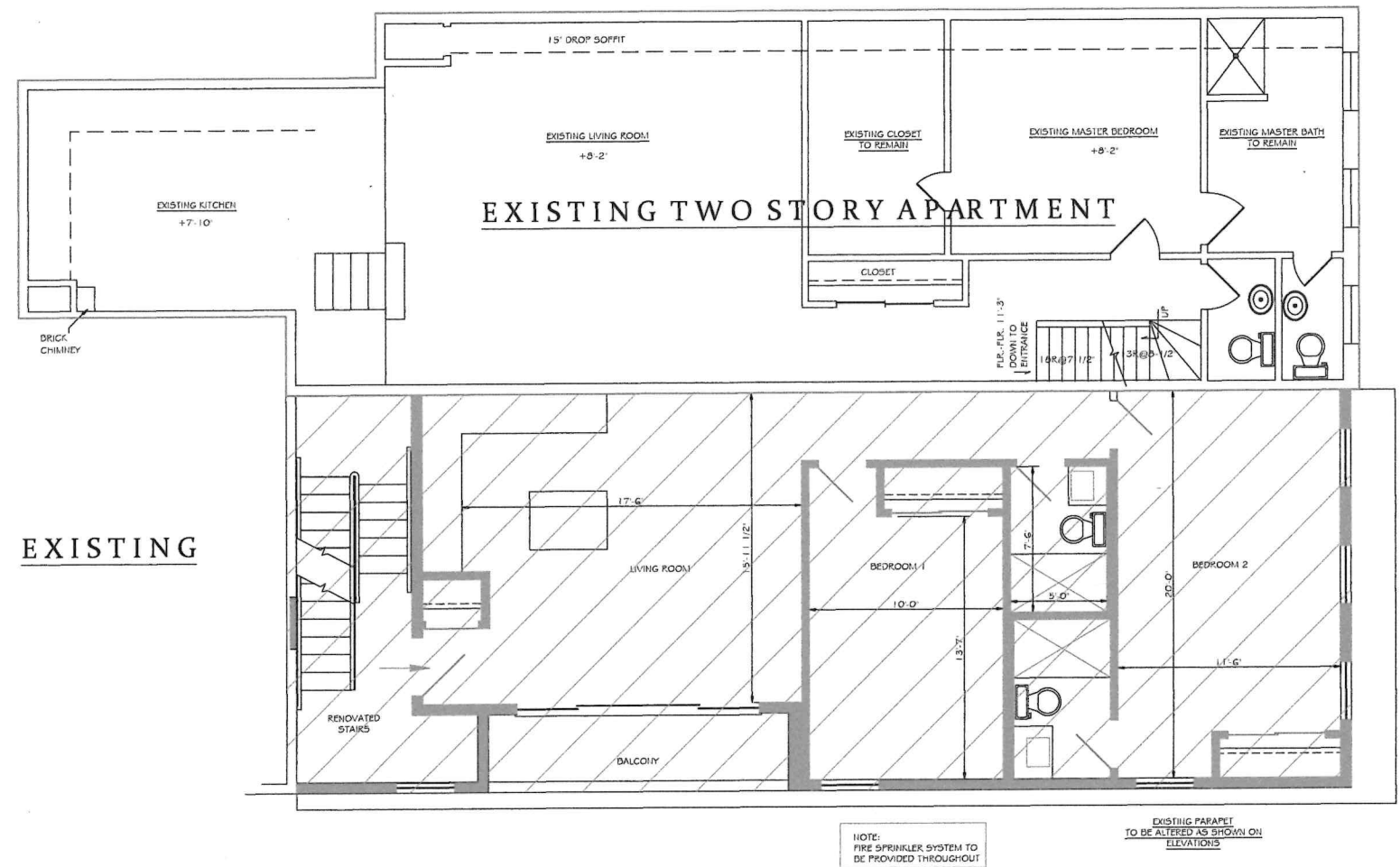
PROJECT TITLE
ADDITIONS AND
RENOVATIONS
140 MAIN ST
GREENPORT, NY
SCTM No. 1001-5-3-2

DRAWING TITLE
FLOOR PLANS
1ST AND 2ND FLOORS

DATE JAN. 19, 2024	SCALE $1/4" = 1' - 0"$
DRAWING NO.	

A2





EXISTING AND PROPOSED
THIRD FLOOR PLAN

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

PROPOSED SINGLE
2-BEDROOM APARTMENT

ADDING 1,118.7 SF



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CARLOS
140 MAIN ST., GREENPORT NY

PROJECT TITLE
**ADDITIONS AND
RENOVATIONS**
140 MAIN ST
GREENPORT, NY
SCTM No. 1001-53-1

DRAWING TITLE
**FLOOR PLANS
3RD FLOOR**

DATE
JAN. 19, 2024
DRAWING NO.

SCALE
1/4" = 1'-0"

A3

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CLIENT / OWNER
CARLOS
140 MAIN ST., GREENPORT NY

PROJECT TITLE
ADDITIONS AND RENOVATIONS
140 MAIN ST
GREENPORT, NY
SCTM No. 1001-5-3-2

DRAWING TITLE
ELEVATIONS

DATE
JAN. 19, 2024
DRAWING NO.

SCALE
1/4" = 1' - 0"

A4

HARDI BOARD CEMENTICIOUS CLAPBOARD SIDING

NEW ARCHITECTURAL SHINGLE ROOFING
NEW ARCHITECTURAL SHINGLE ROOFING

CUT INTO EXISTING PARAPET
FOR NEW WINDOWS

BLACK METAL
BALLUSTERS WITH
BLACK METAL TOP
RAIL

CUT INTO EXISTING
PARAPET FOR NEW
WINDOWS

EXISTING STOREFRONT

**NORTH
ELEVATION**

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



**WEST
ELEVATION**

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



EXISTING VIEW FROM NORTH WEST

TYPICAL WINDOW TRIM
DETAIL TO BE COPIED AT
NEW CONSTRUCTION

NEW SIDING TO BE
PAINTED TO MATCH
EXISTING

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