



PLANNING BOARD

SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application Nov. 17, 2024

NOV 21 2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Mark + Patty Carlos

First Name

Last Name

Business Name, if applicable

140 Main St. Greenport NY 11944

Mailing Address

City/ Town/ Village

State

Zip

508-202-8192 mcc@eysphoo.com

Phone #

E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Robert Brown Robert Brown Architects

First Name

Last Name

Business Name, if applicable

205 Bay Ave Greenport NY 11944

Mailing Address

City/ Town/ Village

State

Zip

631-477-9752 info@rbbrownarchitect.com

Phone #

E-Mail Address

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

Location:

Suffolk County Tax Map Number: 1001 Section: 5 Block: 3 Lot 2

Street Address: 140 Main St. Greenport, New York, 11944

Zoning District: ☐ WC ☐ R1 ☐ R2 ☐ PD ☒ CR ☐ CG

Is property located within the Historic District? ☒ Yes ☐ No



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Project Information:

☒ Residential ☒ Commercial

Proposed Starting Date: ASAP

Project Description:

Please describe project in detail. (Use an additional sheet if necessary)

ADDITION OF 2ND & 3RD FLOOR 2 BEDROOM APARTMENTS
OVER EXISTING FIRST FLOOR COMMERCIAL SPACE

Please check the following boxes for permits this project will require:

- ☒ Building Permit
- ☐ Wetlands Permit
- ☐ Suffolk County Planning Board
- ☐ New York State D.E.C.
- ☐ United States Army Corps of Engineers
- ☐ Suffolk County Health Department
- ☐ New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance? ☒ Yes ☐ No

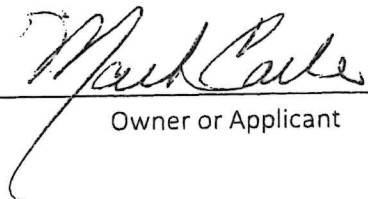
AFFIDAVIT

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, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 21st day
of November 20 24

Signature


Owner or Applicant


Notary Public, Suffolk County, New York

JEANMARIE ODDON
Notary Public, State of New York
No. 010D6251238
Qualified in Suffolk County
Commission Expires November 14, 20 27

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			
<div style="display: flex; justify-content: space-between;"> MARK CARLOS 140 MAIN ST. GREENPORT / ROBERT BROWN ARCH </div>			
Name of Action or Project:			
ADDITION TO EXISTING STRUCTURE			
Project Location (describe, and attach a location map):			
140 MAIN ST. GREENPORT			
Brief Description of Proposed Action:			
ADDITION OF 2ND AND 3RD FLOOR APARTMENTS OVER EXISTING 1 STORY RETAIL SPACE			
Name of Applicant or Sponsor:		Telephone: 508-202-8192	
MARK CARLOS		E-Mail: m.ccl@psd.com	
Address:			
140 MAIN ST			
City/PO:		State:	Zip Code:
GREENPORT		NH	03444
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/> <input checked="" type="checkbox"/>
ZONING BOARD OF APPEALS, BUILDING DEPARTMENT			
3.a. Total acreage of the site of the proposed action?		0.08 acres	
b. Total acreage to be physically disturbed?		— acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.08 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input 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 checked="" 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?	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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES			
If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Robert Brown</u> Date: <u>Jan. 17, 2024</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

ROBERT I. BROWN, ARCHITECT P.C.

205 BAY AVENUE
GREENPORT, NY 11944
631-477-9752 FAX 631-477-0973

To Whom it may Concern,

Mark & Angela Carlos at residing/doing business at 140 Main St.

Greenport, NY do hereby authorize Robert I. Brown Architect, PC and it's Agents to apply for
permit(s) on our behalf.

Signed: Mark Carlos Angela P. Carlos
Print Name: Mark Carlos Angela P. Carlos

Owner

ROBERT I. BROWN ARCHITECT P.C.

205 BAY AVENUE GREENPORT, NY 11944

631-477-9752 FAX 631-477-0973

info@ribrownarchitect.com

June 6, 2024

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Re: 140 Main Street PLANNING BOARD APPLICATION

The location for this project falls within the 'CR' Retail Commercial District of the Village of Greenport. The current uses within the existing structure include Retail and Residential apartments, both listed as permitted uses in Zoning Code Section 150-9 A.

The exterior dimensions of the existing structures on the property are:

83'-0" x 30'-4"

The exterior dimensions of the second and third floor addition are:

54'-8" x 16'-8"

There is no increase in lot coverage as the proposed addition on the Second and Third floors is within the existing footprint of the existing first floor structure. The pre-existing lot coverage is 95%.

This project is a 'Substantial Expansion' based on Zoning Code Section 150-2 (Definitions) (a):

'Upon the making of an alteration to such a building or structure which would result in an increase of either the lesser of (1) 30% or more of the then current gross floor area of such building or structure and (2) 500 square feet: ...'

In this case the addition totals 40% of the existing square footage, or 2,237.4 square feet.

ZONING COMPLIANCE TABLE

CODE SECTION	ALLOWED	REQUIRED	PROVIDED
150-9 A Permitted use:			
__ (12) Apartment Dwelling Units	<u>X</u>		<u>X</u>
150-12 Bulk and Parking			
__ Min. Lot Width 25'		<u>X</u>	<u>X</u>
Side Setback 0'		<u>X</u>	<u>X</u>
Front Setback 6'		<u>X</u>	0' and 3' pre-existing *
Lot Coverage 40%		<u>X</u>	95% pre-existing
150-16 Parking			
There is no requirement for apartments listed in the code.			
Considering 95% pre-existing lot coverage, there is no Space available for parking.			

*Section 150-14 C. 'No proposed non-residential building need have a setback greater than the average setback of the two existing non-residential buildings with the greatest setbacks within 200 feet on each side...' All applicable comparison structures have 0' setbacks.

The Owner will provide a copy of the deed as well as confirmation that the applicant has title and/or control to all three buildings existing on the property.

COASTAL CONSISTANCY ANALYSIS

Di Angela Leather Building

140 Main St

July 13, 2024

1. Policy 1B- REVITALIZE GREENPORT'S CENTRAL BUSINESS DISTRICT BY RESTORING UNDERUTILIZED PROPERTIES AND BUILDINGS FOR APPROPRIATE RETAIL, COMMERCIAL AND OTHER COMPATIBLE USES.

- As stated in the Community Impact Report this proposed project will restore 140 Main St back to the original façade and structure that was damaged by fire in the early 1900's. The building is located in central Greenport Village (corner of Main and Front St) and will maximize the current footprint of the lot and occupy a space that is currently utilized as a roof deck for the owners apartment. The project will also provide much needed long term housing for the local workforce at reasonable monthly costs

- Parking: Off-site parking will continue for the property tenants.
- Access to the property will not be altered
- Lighting will illuminate the sidewalks, entrance, and hallways
- Solid waste disposal will not change and will be provided out of sight (rear alley between buildings – weekly pick-up)
- Water Supply/disposal will be provided by the public water supply and sewer system
- Rain water runoff will not be changed from the existing drainage system.

2. Policy 4 - STRENGTHEN THE ECONOMIC BASE OF SMALL HARBOR AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

The rich maritime history of Greenport village is further enhanced by the local small businesses that drive the economic engine. Nothing is more important to strengthen the

economic base than providing reasonable long-term housing for employees of those various activities. As the current owners have done for the past 27 years, the 140 Main St project will continue to provide a much needed solution to the current housing shortage in the village proper. Additionally, the tenants occupying those rental units will shop and dine locally providing additional economic impact to the local economy.

3. Policy 5- ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE, EXCEPT WHEN SUCH DEVELOPMENT HAS SPECIAL FUNCTIONAL REQUIREMENTS OR OTHER CHARACTERISTICS WHICH NECESSITATES ITS LOCATION IN OTHER COASTAL AREAS.
4. Policy SA- MAINTAIN AND WHERE NECESSARY IMPROVE PUBLIC SERVICES AND INFRASTRUCTURE WHICH SERVE THE VILLAGE WATERFRONT AREA AND CENTRAL BUSINESS DISTRICT TO ASSURE THEIR CONTINUED AVAILABILITY To MEET EXISTING AND LIMITED FUTURE DEVELOPMENT NEEDS.

As highlighted in the Community Impact Report for this project the increase to public services such as electric and sewer will be minimal. The proposed project will add (2) 2-bedroom apartments approx. 1100 sq ft in size with each apartment utilizing 2 bathrooms for a total of 4 additional bathrooms. Each apartment is expected to increase flow by an average daily flow of 150-240 gallons. Applicant does not anticipate the increased flow to be an issue with the village sewer system. The public utility increase will be reviewed with the municipality before final approval.

5. Policy IOA- ENCOURAGE THE DEVELOPMENT OF NEW, OR EXPANDED COMMERCIAL FISHING FACILITIES IN GREENPORT, AND PROTECT EXISTING COMMERCIAL FISHING FACILITIES FROM ENCROACHMENT BY POTENTIALLY CONFLICTING LAND USES.

The 140 Main St project is not expected to have any adverse impact to the local fishing and maritime industries. The project is intended to supplement the existing industry and enhance the character of the village.

6. Policy 14- ACTIVITIES AND DEVELOPMENT INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN SO THAT THERE WILL BE

NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT, OR AT OTHER LOCATIONS.

During the 27 year history of owning the property the building owners have never experienced or witnessed flooding or erosion. With no changes to the footprint of the property we do not anticipate any changes to the existing conditions. Stormwater runoff exit points of the building will remain intact.

7. Policy 18- TO SAFEGUARD THE VITAL ECONOMIC, SOCIAL AND ENVIRONMENTAL INTEREST OF THE STATE AND ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE COASTAL AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE COASTAL RESOURCE AREAS

The 140 Main St project is expected to safeguard the economic, social, and environmental interest of the state and the village of Greenport. The property is not located on the coast but is expected to provide a positive economic and social impact to the village and state. The project is not expected to negatively impact the environment with runoff to remain unchanged from existing conditions.

8. Policy 23- PROTECT, ENHANCE AND RESTORE STRUCTURES DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES, OR THE NATION.

One of the many project goals is to restore the building back to the historically correct configuration as established in the early 1900's (see building photo on project envelope drawings). The original building structure was destroyed by fire in the 1920-30 timeframe which was discovered by the current building owners during a previous renovation project in 1997. At the time the owners were not able to embark on rebuilding that structure due to financial limitations. The proposed 2 story addition to the building would be a very close replica of the previous structure. The project will maintain the existing details with Victorian influence that the current owners painstakingly reproduced during their renovation project in 1997. Additionally, the owners are open to any suggestions from the various village boards and the Historical Commission.

9. Policy 33- BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO COASTAL WATERS.

During construction the building owners will use stormwater runoff screening to ensure no contaminants enter coastal waters. Due to lot coverage limitations no changes are expected to the existing building drainage system.

10. Policy 37- BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NON-POINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO COASTAL WATERS.

Does not apply for this project since no landscaping exists on the property and none will be added.

I I. Policy 38- THE QUALITY AND QUANTITY OF SURFACE WATER AND GROUNDWATER SUPPLIES WILL BE CONSERVED AND PROTECTED PARTICULARLY WHERE SUCH WATERS CONSTITUTE THE PRIMARY OR SOLE SOURCE OF WATER SUPPLY.

Does not apply to this project since landscaping does not exist and none will be added. The project will not disturb the soil but best practice will be followed during any sidewalk demo or construction to access water connections for the new sprinkler connections.

Di Angela Leather Building

140 Main St

July 14, 2024

INFORMATION AS REQUIRED FOR INCLUSION IN COMMUNITY IMPACT
REPORT

- (1) The criteria applicable to conditional use and/or site plan approval as set forth in Sections 150-30 or 150-31. as applicable;

The property does not require conditional use approval as noted in the Planning Board report dated July 26, 2024. Apartments are considered permitted use but will need to satisfy the requirements of Section 150-9(A)(12) of the Code.

- (2) A detailed description of the proposed hours and days of operation of the applicable property: and businesses located thereon throughout the year and. a statement as to what benefits (if any) a proposed conditional use and/or site plan provides to the full-time year round residential community of the Village;

The property currently consists of 3 year round retail spaces and 3 long term apartments. The retail spaces serve as year round employment for 10-20 full and part time employees who live either in the village or a 10-15 minute commute. The addition of 2 long term apartments will provide much needed housing for the building employees or the local workforce such as healthcare, marine, public safety, and hospitality to name a few.

- (3) An analysis of the number of persons that the business that is the subject of such application is likely to employ and the plan for attracting/recruiting and housing such employees;

The project will employ 10-15 construction workers during the construction phase with periodic maintenance jobs post construction. The project will help address a housing shortage in the village and support a pro-housing initiative set forth by the village and the State of New York.

- (4) An analysis of the potential impact of the proposed use of the relevant property on housing affordability (if any) in the Village;

The owners of the property are business owners (Di Angela Leather) and live in the building. They take pride in offering long term housing at a affordable monthly rates to both residential and commercial tenants. They have a history from time to time of providing affordable section 8 housing when the opportunity is presented. They will continue this trend with the addition of 2 long term housing units as specified in their project plan.

- (5) An analysis of the fiscal impact of the proposed conditional use and/or applicable site plan on the Village, including on property values in the surrounding neighborhood and any immediately adjacent residential neighborhood, potential impacts on revenues from property taxation and other potential revenue effects on the Village:

The proposed project should provide additional real estate tax revenue to the village thru the increased valuation of the building. As noted on the project plan, the building will be restored back to the original building configuration before it was destroyed by fire in the early 1900's. The owners and architect on the project were careful about providing an aesthetically pleasing design that will enhance the village and surrounding properties.

- (6) An analysis of the impact of the proposed use and/or site plan on public sewer facilities, public water facilities, noise, odors, lighting and dark skies and other environmental impacts in respect of the proposed location of such use as well as neighborhoods located within 500 feet of such proposed use:

The proposed project will add (2) 2-bedroom apartments approx. 1100 sq ft in size with each apartment utilizing 2 bathrooms for a total of 4 additional bathrooms. Each apartment is expected to increase flow by an average daily flow of 150-240 gallons. Applicant does not anticipate the increased flow to be an issue with the village sewer system.

Water usage is estimated to increase proportional to sewer usage.

No odor or noise increase is expected.

Lighting will comply with historical or village requirements and will be included in our final site plan package

- (7) An analysis of the effect on the safety of pedestrian and vehicular traffic in the proposed location of such use and/or site plan and in the immediately surrounding neighborhood; and

The plan will include timer activated accent lighting to illuminate the sidewalk, in addition to, motion activated building entrance and hallway lighting. Minimal loading and unloading will occur at the East Front St entrance (currently a designated village loading zone).

- (8) An analysis of the impact of such proposed use and/or site plan on public services such as police protection, fire protection, emergency services, waste disposal and street maintenance services.

The proposed project will not impact the footprint of the existing building. The access points for emergency services on Main and East Front St will not change. Existing fire hydrant accessibility (corner of Carpenter and East Front St will not be altered or moved from its existing location. Will seek input from Greenport Fire and Southold PD before final approval.

Planning Board Final Submission

All materials required under Section 150-31 of the Code, including a and a detailed and complete community impact report (as defined in Section 150-2 of the Code). The community impact report should consist of one cohesive document that provides detailed answers and analysis of the points required to be addressed pursuant to the definition thereof. Statements that simply indicate that a condition is satisfied without a specific detailed analysis supporting such a conclusion shall be considered incomplete.

Answer: See report

b. A plan sheet that overlays the lines of the Property, building footprint and proposed curb line over the most current version of NYS Ortho imagery available. This plan should clearly identify the extents of any curb cuts, site access and/or loading zones of properties located on Carpenter Street, East Front Street and Main Street within 75 feet of the Property line on these streets.

Answer: See print (Robert Brown)

c. A Coastal Consistency analysis pursuant to Chapter 139 of the Code and all regulations and requirements of the NYS Department of State in respect of the impact and effect of the proposed use on the various policies set forth in the LWRP. At a minimum, this analysis should be prepared by an experienced professional engineer and address a discussion of Policies 1B, 4, 5, 5A, 10A, 14, 18, 23, 33, 37 and 38 of the LWRP.

Answer: See report

d. A comprehensive Zoning Compliance table shall be included in the complete final application for site plan approval and should clarify that the Property has two (2) "front yards", and setback dimensions should be clearly identified for both front yards on the main site plan sheet. 13

Answer: See table (Robert Brown)

e. All main sheets of the proposed site plan and architectural plans will need to contain the statement required pursuant to Section 150-31(C)(13) of the Code in a 3" by 4" boxed area. The Village can provide this language upon request. f. The final site plans should contain legends which clearly define the different line types utilized for different purposes (i.e., property lines, sawcut lines, etc.). Line types within the final site plans should match the legend.

Answer: See table (Robert Brown)

g. A Stormwater Control Plan that includes an analysis of differences between existing and proposed conditions at the Property. This should illustrate any design features the Applicant is including to offset the impacts to neighboring roadways.

Answer:

- The stormwater control plan is addressed in the coastal consistency report.
- The property currently drains 80% (3 of 4 flat roof drains) of the stormwater to the rear of the property and leaches into the rear alley and surrounding area.

- The remaining 20% exits the building thru a single downspout into East Front St.
- The new addition is not expected to increase the current stormwater volume. No other containment is planned at this time.

h. A utility plan which should identify all proposed and existing fire hydrants and hose connections which will serve the Property, as well as the sizes of existing water mains which fee said features. i. The existing conditions plan and proposed site plan (and any related sheets) should show existing pavement width dimensions for East Front Street, Carpenter Street, and the intersection thereof.

Answer: See site plan (Robert Brown)

j. A description of the Applicant's proposed approach to leasing of apartment units, including whether Applicant intends to ensure that any of these units will be made available to current workers or residents in the Village or Town of Southold and/or any approach to ensure affordability of such units.

Answer:

- Existing rental units in the building are leased to local workers.
- The applicant will continue to target the local workforce including staff housing to help offset the current housing crisis in the village.
- The units will be priced below market to attract long term renters including the possibility of renting to low income or section 8 recipients.
- The applicant will reserve the right to rent or not rent to low-income renters.

k. A proposed construction staging plan, traffic management plan and construction timeline/schedule. The Applicant should assume that the as a condition to any site plan approval in respect of the Project, the Planning Board will require that any outside construction work take place during normal work hours on weekdays between mid-October and early May in order to minimize any disruption of traffic (pedestrian and vehicular) in respect of the downtown commercial district. Applicant should include a proposal for parking, staging and loading of vehicles related to construction of the Project which minimizes the impact on the downtown

Answer:

- Applicant has a plan to begin construction in Feb or March.
- Framing is expected to be complete in 8 weeks (May). The balance of the construction work will be indoors and will have minimal impact to the community.
- The applicant is planning full staging during the external framing portion of the project and is expected to be removed once construction moves indoors.
- To maintain full access to the sidewalk the staging will cover the sidewalk on both sides of the building.
- Contractor parking will be away from the location (Main or East Front St) and located on side streets and public parking lots.
- Contractors will store tools onsite to minimize loading and unloading.
- A single dumpster will be located in the boatyard behind the building (located in applicants parking space in the boatyard) .
- Construction materials will be stored in the boatyard and will be retrieved on an as needed basis either by foot or transported by pickup truck.

- Unloading of materials will be conducted at the loading zone located on East Front St and will not exceed 10 minutes per load.
-

Project timeline

<u>Task</u>	<u>Schedule</u>
1) Erect Staging on Main and East Front St	2 days
2) Prep building for framing	1 week
3) Framing	6 weeks
4) Windows/Siding	3 weeks
5) Roofing	1 week
6) Rough in	
a. Rough sprinkler system install	2 weeks
b. Rough HVAC install	2 weeks
c. Rough wiring/plumbing	2 weeks
7) Insulation	3 days
8) Sheetrock	2 weeks
9) Flooring install	2 weeks
10) Kitchen/Bath cabinet install	2 weeks
11) Finish/Interior door	3 weeks
12) Finish	
a. Finish wiring/plumbing	1 week
b. Finish HVAC	1 week
Total	26 weeks

A description of how current residents and business owners approach parking and loading and unloading in respect of occupancy of the Property, including in respect of customers patronizing the businesses located on the Property. As part of this, the Applicant should provide a letter or memo from a transportation professional that provides a general assessment of the potential effect on traffic and parking for the uses of the Property both before and after giving effect to the Project in order to demonstrate what the overall effect on parking and traffic will be in the surrounding area as a result of the proposed Project

Answer: While the pre-submission memo suggests considering hiring a traffic engineer to document future new traffic and parking demand, the proposed two new apartments will generate minimal new traffic and parking, so no traffic engineer was engaged. The current business owners that occupy 140 Main are supported by public parking spaces located on Main St, Front St, surrounding side streets, and public parking lots nearby. Current residents use parking on side streets (primarily Bay Ave) and other public parking as available. Loading and unloading is accomplished using the designated loading zone located on East Front St typically taking 5-10 minutes in duration. The addition of 2 new apartments will require few additional parking spaces located in the same locations previously listed above, and will generate minimal new traffic.

BOARD
VILLAGE OF GREENPORT

X

Application of _____

GENERAL MUNICIPAL LAW §809
DISCLOSURE AFFIDAVIT

Mark Carlos

140 Main St, Greenport NY 11944X

STATE OF NEW YORK:

COUNTY OF SUFFOLK: ss:

, being duly sworn, deposes and says:

1. Complete either A or B, and cross out the inapplicable paragraph:

A. (For individual applicants) I am (the applicant) one of the applicants in this matter.

~~B. (For entity applicants) I am the _____ of the applicant and I am authorized to make this affidavit on behalf of the applicant.~~

2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law §809.

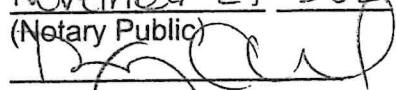
3. No officer of the State of New York, and no officer or employee of the County of Suffolk, the Town of Southold or the Village of Greenport, and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (if none, state NONE):

4. If there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.



Sworn to before me on

November 25 2024
(Notary Public)



BRITTANY A CONRAD
Notary Public, State of New York
Reg. No. 01CO6245154
Qualified in Suffolk County
Commission Expires July 18, 2027