



Building Department

Notice of Disapproval

To: Mark Carlos
140 Main Street
Greenport, NY 11944

PLEASE TAKE NOTICE that your application dated September 5th, 2024 and Plans dated February 6th, 2024 for the proposed 2 Story Residential Addition over the Existing Retail Space at 140 Main Street, Greenport, NY 11944 in the CR Historic District, is returned herewith and disapproved on the following grounds:

1. Building Height Requirements

§150-12 Schedule Regulations
CR District: 2 Stories or 35 Feet

The plans show an addition of 2 stories above the existing 1 story retail space. Total 3 stories.

This would require an area variance of 1 Story.

2. Front Yard Setback Requirements.

§150-12 Schedule Regulations
CR District: Front Yard Setback 6 Feet

The plans show an addition of 2 stories above the existing 1 story retail space with a 0 Foot Front Yard Setback at both Front Yards.

This would require an area variance of 6 Feet at Both Front Yards for the Addition.

This application is therefore denied, requiring the above-mentioned variances.
The premises to which this application applies are located at 140 Main Street, Greenport,
NY 11944 in the CR Historic District.

Map: 1001 Section: 5 Block: 3 Lot: 18



George Pfriend

NY State Certified Building Inspector

10/18/24



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org



Date of Application MAY 7, 2025

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)

MARK 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 M. CC 616@yahoo.com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

ROBERT BROWN ROBERT I. BROWN ARCHITECT
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@rjbrownarchitect.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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The Code Official reviewed and denied an application dated SEPT. 8, 2024 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: V Section: 150 - 12 Subsection: B

Type of appeal made for:

☒ A Variance to the Zoning Code or Zoning Map.

☐ An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? ☐ Yes ☐ No ☐ I Don't Know
If yes, please provide the date appeal was made: _____

Project Description:

For Demolition of Existing Building Areas:

Please describe area being removed:

PARAPET OF EXISTING CORNER SECTION
OF PROPERTY

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

Dimensions of First Floor (Addition/Extension): N/A

Dimensions of Second Floor: 54'-11" x 20'-6"

AND THIRD
Height (from finished grade to top of ridge): 29 - Feet, 8 - 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.



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 1

Describe General Characteristics BEFORE alterations:

ONE STORY RETAIL SPACE

Number of floors AFTER Alterations: 3

Describe General Characteristics AFTER alterations:

1ST FLOOR: RETAIL
2ND FLOOR: (1) 2 BEDROOM APARTMENT
3RD FLOOR: (1) 2 BEDROOM APARTMENT

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 3,162 SF

Proposed Increase in Building Coverage: — SF

Square Footage of this Lot: 3329.99 SF

Percentage of Coverage of this Lot by Building Area: 95 %

Purpose of New Construction:

Please describe:

CREATE 2 NEW 2 BEDROOM APARTMENTS
OVER EXISTING 1 STORY SPACE



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

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Area Variance Reasons for Appeal:

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

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

NO.
OTHER STRUCTURES ON THIS LOT, AND ACROSS ~~THE~~
MAIN STREET ARE EXISTING 3 STORY STRUCTURES

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

NO.
THERE IS NO ADDITIONAL AVAILABLE SPACE
ON THIS PROPERTY

Is the requested Area Variance substantial?

NO.
THE 2ND FLOOR ADDITION WOULD BE AS OF RIGHT
THE VARIANCE REQUESTED FOR 3RD FLOOR ONLY
PROPOSED CONSTRUCTION WOULD BE WITHIN MAX. HEIGHT

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

NO.
THERE ARE SEVERAL 3 STORY STRUCTURES IN THE
IMMEDIATE AREA AND THERE IS EVIDENCE
THAT THIS LOCATION HAD A 3 STORY STRUCTURE IN THE PAST

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 EXISTING STRUCTURE COVERS 95% OF THE
PROPERTY

Are there Covenants or Restrictions concerning this land? [] Yes [X] No

If yes, please furnish copies.

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 6th day
of September 2024

Signature

[Signature]
Owner or Applicant

[Signature]
Notary Public, Suffolk County, New York

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

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: MARK CARLOS 140 MAIN ST. GREENPORT / ROBERT BROWN ARCH			
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: MARK CARLOS		Telephone: 508-202-8192 E-Mail: M.CCL61@yahoo.com	
Address: 140 MAIN ST			
City/PO: GREENPORT		State: NY	Zip Code: 11944
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐ YES ☒
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: ZONING BOARD OF APPEALS, BUILDING DEPARTMENT			NO ☐ YES ☒
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.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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	
	☒	☐	
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: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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	
	☒	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	☒	☐	
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? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	☒	☐	

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 ☐
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 ☐
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 ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Robert Brown Date: Jan. 17, 2024

Signature: [Signature]

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?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
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?	☐	☐
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?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	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?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

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)	

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