

December 2, 2025

PAID

DEC 02 2025

**VILLAGE OF GREENPORT
GREENPORT, NY 11944**

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(1945 - 2014)
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Christopher D. Kelley
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Jay P. Quartararo †
Peter M. Mott
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Main Office
33 West Second St.
P.O. Box 9398
Riverhead, NY 11901

631.727.2180
suffolkclaw.com

BY HAND & BY EMAIL

Zoning Board of Appeals
Village of Greenport
236 Third Street
Greenport, NY 11944

Re: Revised ZBA Application of Cynthia and Donald Scholl
174 Sterling Street, Greenport, NY

Dear Chairman Saladino and Members of the Zoning Board of Appeals:

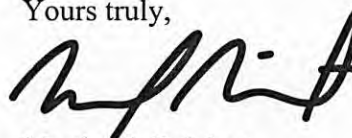
This firm represents Cynthia and Donald Scholl in their pending application to the ZBA for variance relief to construct an addition to the existing residence at 174 Sterling Street, Greenport, NY.

Please find the following items enclosed in furtherance their Application:

1. Six (6) copies of the revised ZBA Application, prepared by this office with Exhibits A-B;
2. Six (6) copies of the Notice of Disapproval issued by the Village Building Inspector, dated November 7, 2025;
3. Six (6) copies of the EAF Part I Form, prepared by this office (although we were informed that this Form is no longer required, we have submitted it because the ZBA Application Form still requires it to be submitted;
4. Six (6) sets of revised architectural plans (Sheets A1, A2, A3, A4, A5, A6) prepared by Robert I. Brown Architect, PC last revised September, 2025; and
5. Six (6) sets of the revised survey prepared by Young & Young dated September 14, 2019 and last revised September 19, 2025.

Please do not hesitate to contact me if you should have any questions. We respectfully request that the application be processed and scheduled for a public hearing at the earliest available date.

Yours truly,



Martha F. Reichert

SCAN COPIES - email



ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

236 THIRD STREET
GREENPORT, NY 11944

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

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR
LILY DOUGHERTY-JOHNSON

JULIA ROBINS
MARY BESS PHILLIPS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

FROM: VILLAGE OF GREENPORT BUILDING DEPARTMENT

APPLICANT: DONALD AND CYNTHIA SCHOLL

ADDRESS: 174 STERLING STREET
GREENPORT, NY 11944


SCTM: 1001-002-003-016

DATE: NOVEMBER 7, 2025

BUILDING FILE #25-012

The building permit application for **ADDITIONS AND RENOVATIONS TO EXISTING HOME** at the above-mentioned premises has been denied for the following reasons:

- EAST LOT LINE OF 10' IS REQUIRED. YOU HAVE .8.3' THEREFORE A VARIANCE OF 1.7' IS REQUIRED
- WEST LOT LINE OF 10' IS REQUIRED. YOU HAVE 6.9' THEREFORE A VARIANCE OF 3.1' IS REQUIRED



George Pfriender
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 Submitted 3/25/2024; revised 11/25/2025

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)

Cynthia and Donald Scholl

First Name	Last Name	Business Name, if applicable	
[REDACTED]			
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]		
Phone #	E-Mail Address		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Martha F. Reichert, Esq., Twomey, Latham, Shea, Kelley, Dubin & Quartararo LLP

First Name	Last Name	Business Name, if applicable	
33 West Second Street, PO Box 9398, Riverhead, NY 11901			
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: 02 Block: 03 Lot 16

Street Address: 174 Sterling 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 November 7, 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: V Section: 150 - 12 Subsection: A

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:

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

Dimensions of First Floor (Addition/Extension): 65'-4" x 31'-9"

Dimensions of Second Floor: 65'-4" x 31'-9"

Height (from finished grade to top of ridge): 35 - 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:

3 - Feet, 4 - Inches.



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: 2

Describe General Characteristics BEFORE alterations:

Existing 2-story wood-frame single-family residence

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

2-story wood-frame single family residence

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1,262 SF

Proposed Increase in Building Coverage: 1,273 SF

Square Footage of this Lot: 11,765 SF

Percentage of Coverage of this Lot by Building Area: 20.6 % (proposed)

Purpose of New Construction:

Please describe:

Build addition to existing home to accommodate family needs.



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?

There will be no change to the character of the neighborhood or detriment to neighboring properties. The size of the proposed house is in keeping with the neighborhood. The existing non-conforming side yard setbacks are pre-existing and are typical throughout the neighborhood. The portions of the addition requiring side yard setback relief are built within the footprint of the existing non-conforming setback, and there has been no increase in the existing non-conformity. On the easterly side of the residence, setback relief is needed for proposed steps and the cellar entrance. These improvements do not impact the light and air of neighbors and will not generate noise. On the easterly side of the Property, the proposed residential addition itself conforms with the applicable sideyard of 10 feet - variance relief is only for the steps and bilco cellar door.

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

No, the benefit sought to be achieved, which is an addition to accommodate the family's needs, cannot be achieved without a variance because the lot is very narrow and the residence is already pre-existing non-conforming with respect to the required sideyard setback on the westerly side of the Property. Without the benefit of a variance, any proposed addition would require the addition to be less than 20 feet wide. As such, it is not possible to build an addition that meets the family's needs without the benefit of an area variance for side yard relief.

Is the requested Area Variance substantial?

No. The requested sideyard variances of 1.7' on the east side and 3.1' on the west side are the minimum needed. They are not substantial numerically or out of character for the neighborhood, which has similarly narrow lots with historic homes and pre-existing non-conforming sideyard setbacks. For example, the Applicant's residence is 6.7' from the abutting property line with 178 Sterling Street. 178 Sterling has an even less conforming sideyard setback of 5.3' on the east and 7.6' on the west. In 1996, 178 Sterling was granted a building permit to demolish and build a larger residence within the footprint of the former residence and its porch areas. 172 Sterling Street, which abuts the Applicant's Property has a non-conforming sideyard of 5.5' on the east and the ZBA granted permission 1985 to expand the building and its third apartment on the condition that the existing non-conformity not be increased. Similar side yard relief has been granted on other properties in the R2 Zone and the Historic District, including 138 Sterling St. in 2019 and 148 Bay Ave in 2021.

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

No. As a Type II action under SEQRA, the granting of area variances for a single family residence is presumed to have not adverse environmental impacts. The entire existing house and proposed addition are located outside of the floodplain in Zone X. The subject Property has preserved permeability on the seaward side of the residence and has more permeable surface area than its neighboring properties, meaning it is better posed to absorb surface waters than its neighbors. The Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) has reviewed the application because the property is a contributing property for the National Register Village of Greenport Historic District, and it has deemed that the addition "will have No Adverse Impact on the historic house." See Ex. A. The NYSDEC has issued a letter of non-jurisdiction for the project. See Ex. B.

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?

The alleged difficulty is self-created to the extent that the Applicant wishes to expand the existing residence on a preexisting non-conforming lot and preexisting non-conforming building that has been in the Applicant's family for over 100 years. That being said, the Applicant has designed an appropriate addition that is in keeping with the ZBA's prior precedent to approve similar expansions and additions in the immediate neighborhood and within the R2 Zoning District and the Historic District. Accordingly, the extent to which this Application may be a self-created difficulty should not preclude the granting of the requested relief.

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

If yes, please furnish copies.

Greenport Village Applicant Authorization Form

AUTHORIZATION

I, DONALD SCHOLL

(Print property owner's name)


residing at 174 Sterling Street, Greenport, New York 11944

(Mailing Address)

do hereby authorize MARTHA F. REICHERT ESQ. to apply on my behalf to the Village of Greenport
(Agent)

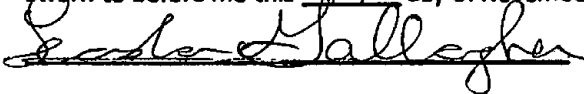
Building Department, and any required statutory Board of the Village of Greenport.

Signature



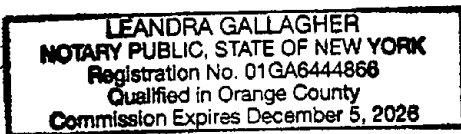
Owner of Property
DONALD SCHOLL

Sworn to before me this 24 day of November, 2025



Notary Public, Suffolk County, New York

Orange



Greenport Village Applicant Authorization Form

AUTHORIZATION

I, CYNTHIA LYNN SCHOLL
(Print property owner's name)

residing at 174 Sterling Street, Greenport, New York 11944
(Mailing Address)

do hereby authorize MARTHA F. REICHERT ESQ. to apply on my behalf to the Village of Greenport
(Agent)

Building Department, and any required statutory Board of the Village of Greenport.

Signature


Owner of Property
CYNTHIA LYNN SCHOLL

Sworn to before me this 24 day of November, 2025


Notary Public, Suffolk County, New York
Orange

LEANDRA GALLAGHER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA6444868
Qualified in Orange County
Commission Expires December 5, 2026

EXHIBIT A



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 20, 2023

Robert Brown
Robert I Brown Architect PC
205 Bay Ave
Greenport, NY 11944

Re: DEC
Scholl Residence Addition
174 Sterling St, Greenport, Suffolk Co.
23PR07794

Dear Robert Brown:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

The house contributes to the National Register listed Greenport Village Historic District. Because of this we have reviewed the project.

The design is appropriate. Therefore, it is the opinion of OPRHP that the project will have No Adverse Impact on the historic house.

If you have any questions, I can be reached at sloane.bullough@parks.ny.gov or 518-268-2158.

Sincerely,

Sloane Bullough
Historic Sites Restoration Coordinator via email only

EXHIBIT B

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

LETTER OF NO JURISDICTION TIDAL WETLANDS ACT

December 12, 2023

Donald & Cynthia Scholl
[REDACTED]
[REDACTED] NY 11790

Re: Application # 1-4738-01801/00005
Facility: 21174 Sterling St, Greenport
SCTM# 1001-02-03-16

Dear Applicant,

Based on the information you submitted, the Department of Environmental Conservation has determined that the above referenced property landward of the functional bulkhead greater than 100 feet in length, including adjacent properties, as shown on the survey prepared by Howard W. Young, last revised 9/14/2019, which was constructed prior to 8/20/1977, as evidenced by the 4/7/1969 historic aerial by GdB Geospatial, is beyond the jurisdiction of the Article 25 Tidal Wetlands Act. Therefore, in accordance with the current Tidal Wetlands Land Use Regulations (6NYCRR Part 661), no permit is required to conduct regulated activities landward of that bulkhead.

Be advised, no construction, sedimentation, or disturbance of any kind may take place seaward of the tidal wetlands jurisdictional boundary, as indicated above, without a permit. It is your responsibility to ensure that all precautions are taken to prevent any sedimentation or disturbance within Article 25 Jurisdiction which may result from your project. Such precautions may include maintaining adequate work area between the jurisdictional boundary and your project (i.e. a 15' wide construction area) or erecting a temporary fence, barrier, or hay bale berm.

This letter shall remain valid unless site conditions change.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,



Mary MacKinnon
Permit Administrator

Cc: Robert I. Brown, BMHP, File



Department of
Environmental
Conservation

Short Environmental Assessment Form

Part 1 - Project Information

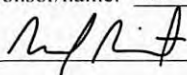
Instructions for Completing

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: Scholl Residence Addition			
Project Location (describe, and attach a location map): 174 Sterling Street, Greenport, NY			
Brief Description of Proposed Action: Construct addition to residence.			
Name of Applicant or Sponsor: Cynthia and Donald Scholl c/o Martha F. Reichert, Esq., Twomey, Latham, Shea, Kelley		Telephone: [REDACTED]	
Address: 33 West Second Street (PO BOX 9398)		E-Mail: mreichert@scholl.com	
City/PO: Riverhead		State: NY	Zip Code: 11901
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 type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Greenport Zoning Board of Appeal, Village Historic Preservation Commission, NYS SHPO (obtained)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>0.27</u> acres b. Total acreage to be physically disturbed? <u>0.057</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.27</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

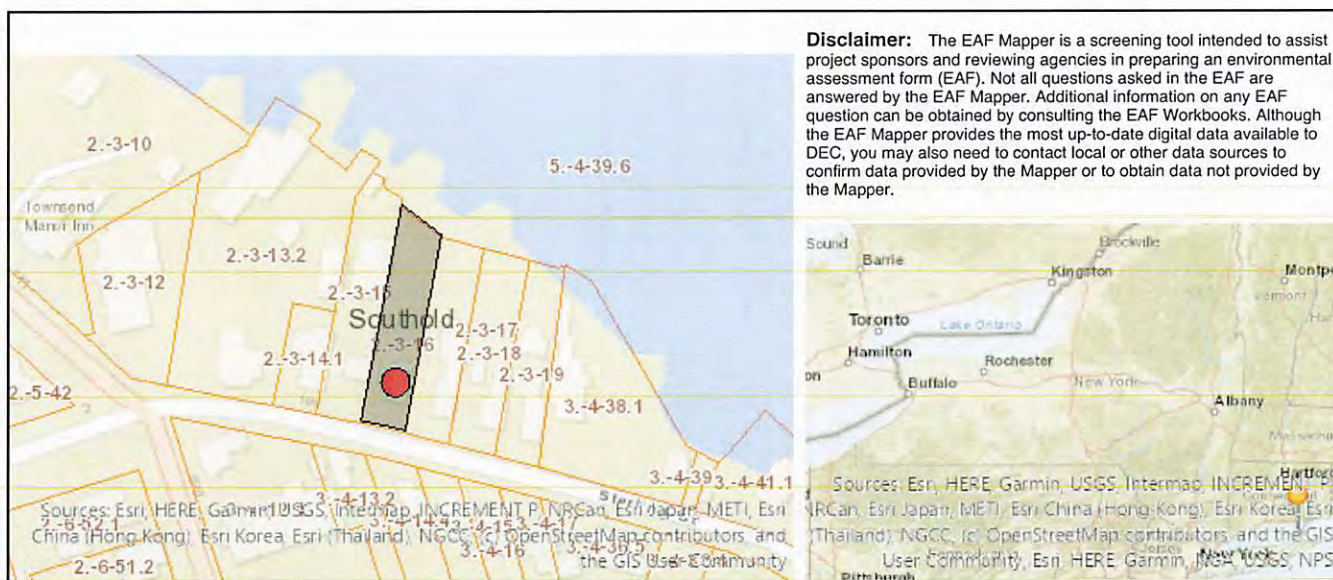
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, If Yes, identify: Agency:Suffolk County, Date:7-12-88	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 services 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 the 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? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ No alteration of the tidal wetlands or Sterling Basin are proposed. The project has a received a letter of non-jurisdiction from the NYSDEC. _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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? Northern Long-eared Bat, Le...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <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 <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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Martha F. Reichert, Esq.</u> Date: <u>12-1-2025</u> Signature: <u></u> Title: <u>Attorney for Property Owner</u>		

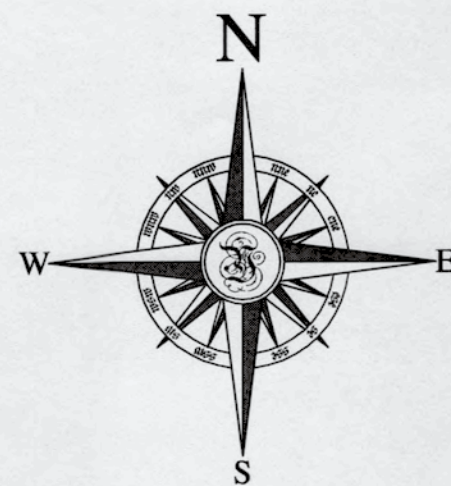
PRINT FORM

EAF Mapper Summary Report

Monday, December 1, 2025 2:25 PM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, Agency:Suffolk County, Date:7-12-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Leatherback
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



MAIN STREET

TEST HOLE

BY SHAWN M. BARRON M.S.
DATE: 08/07/2024

0.0'
LOAMY SAND (SM)
2.1'
COARSE SAND WITH GRAVEL (SP)
6.8'
WATER IN COARSE SAND WITH GRAVEL (SP)
13.0'

LEGEND

BCC	= BELGIAN BLOCK CURB
CC	= CONCRETE CURB
CE	= CELLAR ENTRANCE
CSW	= CONCRETE SIDEWALK
WDF	= WOOD FENCE
CMS	= CONCRETE MONUMENT SET
CMF	= CONCRETE MONUMENT FOUND
WSS	= WOOD STAKE SET
WSF	= WOOD STAKE FOUND
WV	= WATER VALVE
Y	= FIRE HYDRANT
OL	= ON BOUNDARY LINE
BF	= BASEMENT FLOOR
DF	= DECK FLOOR
FF	= FIRST FLOOR
@	= CHANGE BOUNDARY DIRECTION
(49.70')	= DEED DIMENSION

LOT COVERAGE

ALLOWABLE = 11,765 SF x 0.30	= 3,529 SQ. FT.	= 30.0%
EXISTING		
FRAME HOUSE	= 808 SQ. FT.	= 6.8%
COVERED PORCH	= 269 SQ. FT.	= 2.3%
WOOD DECK	= 113 SQ. FT.	= 1.0%
CONC. PADS	= 49 SQ. FT.	= 0.4%
BILCO DOOR	= 23 SQ. FT.	= 0.2%
TOTAL = 1,262 SQ. FT.		= 10.7%
PROPOSED		
FRAME HOUSE	= 808 SQ. FT.	= 6.8%
COVERED PORCH	= 269 SQ. FT.	= 2.3%
ADDITION	= 1,273 SQ. FT.	= 2.3%
CONC. PADS	= 49 SQ. FT.	= 0.4%
BILCO DOOR	= 23 SQ. FT.	= 0.2%
TOTAL = 2,422 SQ. FT.		= 20.6%

STERLING STREET

STERLING CREEK

Young associates
400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.721.2303 fax. 631.721.0144
admin@youngengineering.com

Howard W. Young, Land Surveyor
Thomas C. Holpert, Professional Engineer
Douglas Adams, Professional Engineer & Geologist
Daniel A. Weaver, Land Surveyor

SITE DATA

AREA = 11,765 SQ. FT.

- * SEE FLOOD INSURANCE RATE MAP PANEL NO. 36103C0176 H LAST DATED SEPT. 25, 2009.
- * VERTICAL DATUM = N.A.V. DATUM (1988)
- * ZONING USE DISTRICT = R-2 ONE & TWO STORY RESIDENCE (HISTORIC DISTRICT)

VILLAGE CODE 150-13-E CALCULATION

* 4/10 OF LOT WIDTH: 4/10 x 50.4' = 20.2'

SURVEYOR'S CERTIFICATION

* WE HEREBY CERTIFY TO DONALD P. SCHOLL & CYNTHIA L. SCHOLL THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



Howard W. Young
HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893
DANIEL A. WEAVER, N.Y.S. L.S. NO. 50771

SURVEY FOR DONALD P. SCHOLL & CYNTHIA L. SCHOLL

at Village of Greenport, Town of Southold
Suffolk County, New York

BUILDING PERMIT SURVEY

County Tax Map District 1001 Section 02 Block 03 Lot 16

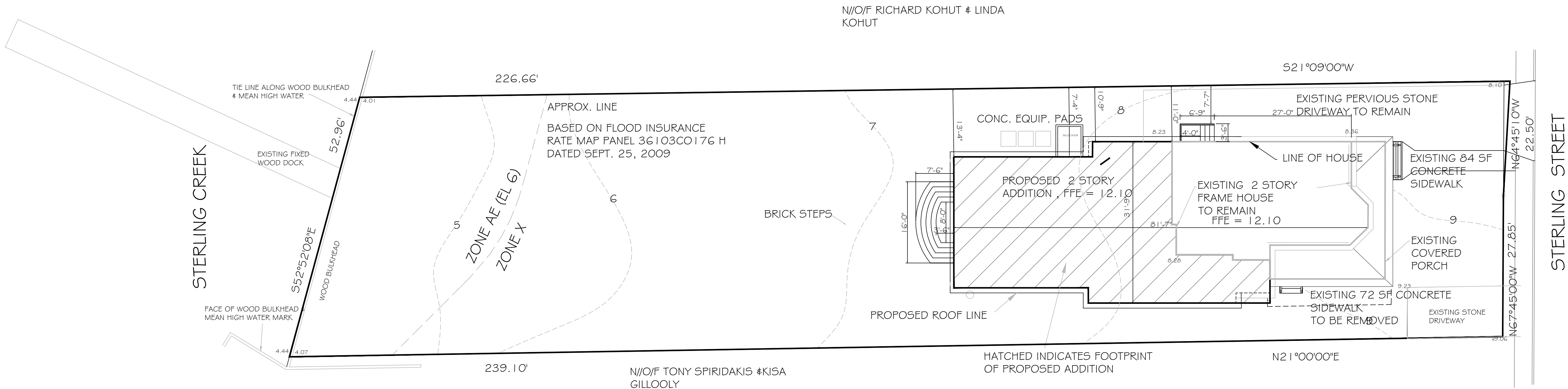
FIELD SURVEY COMPLETED AUG. 16, 2019
MAP PREPARED SEP. 14, 2019

Record of Revisions

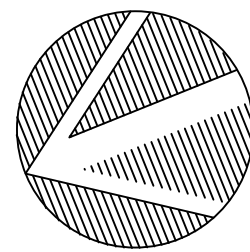
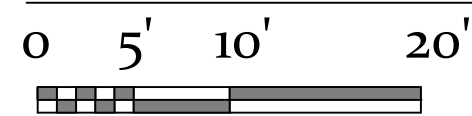
REVISION	DATE
DEED DIMENSIONS & CLEANUP	OCT. 22, 2019
B8 CURB LOCATIONS	OCT. 24, 2019
BE DATA	APR. 09, 2025
BE DATA	JUNE 02, 2025
UPDATED TO SHOW PTLINGS	AUG. 20, 2025
GENERAL AMENDMENTS	AUG. 26, 2025
LOT COVERAGE	SEPT. 19, 2025

20 0 10 20 40 60

Scale: 1" = 20'



PROPOSED SITE PLAN



BASED ON SURVEY BY:
YOUNG & YOUNG
400 OSTRANDER AVE., RIVERHEAD, NY 11901
SCTM No. 1001-02-03-16
ZONE: R-2
MAP DATED SEP. 14, 2019

AREA = 11,765 SF
VERTICAL DATUM: N.A.V. DATUM (1988)

ZONED: R2 VILLAGE OF GREENPORT
AREA OF 1001-2-3-16: 11,765 SF (0.27 AC)

VILLAGE OF GREENPORT EXISTING LOT COVERAGE:	
EXISTING HOUSE AND COVERED PORCH:	1,076.5 SF
DECK :	113
CONCRETE PADS:	49
BILCO DOOR:	23
TOTAL	1,261.5 SF

$1,262.5 / 11,765 = 10.7\%$

VILLAGE OF GREENPORT PROPOSED LOT COVERAGE:	
PROPOSED HOUSE AND FRONT PORCH:	2,350 SF
CONCRETE PADS:	49
BILCO DOOR:	23
TOTAL :	2,422 SF
$2,422 / 11,765 = 20.6\%$	



KEY MAP NTS

ISSUES / REVISIONS

JUNE 5, 2023

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631-477-9752

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CLIENT / OWNER

SCHOLL RESIDENCE

174 STERLING STREET
GREENPORT, NY 11944
SCTM No. 1001-02-03-16

PROJECT TITLE

ADDITION AND RENOVATIONS

DRAWING TITLE

SITE PLAN

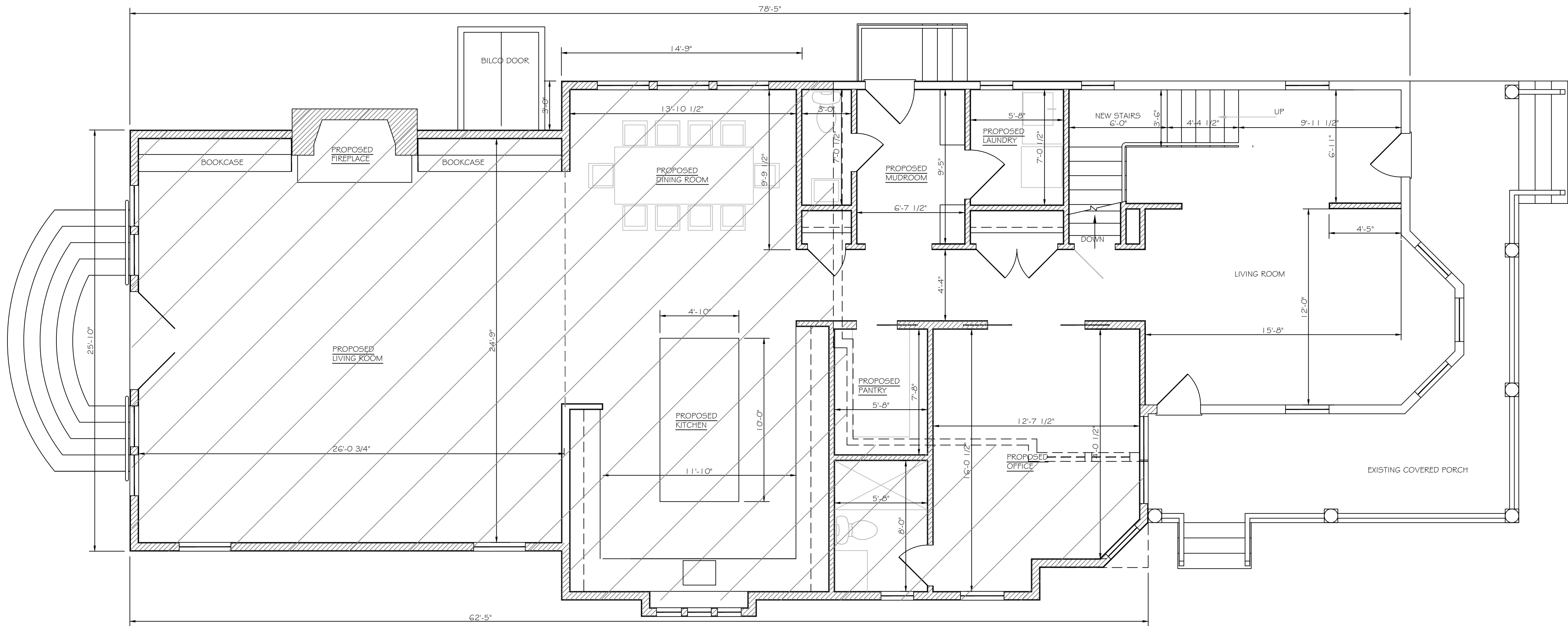
rev. SEPT. 24, 2025

SCALE

1" = 10'-0"

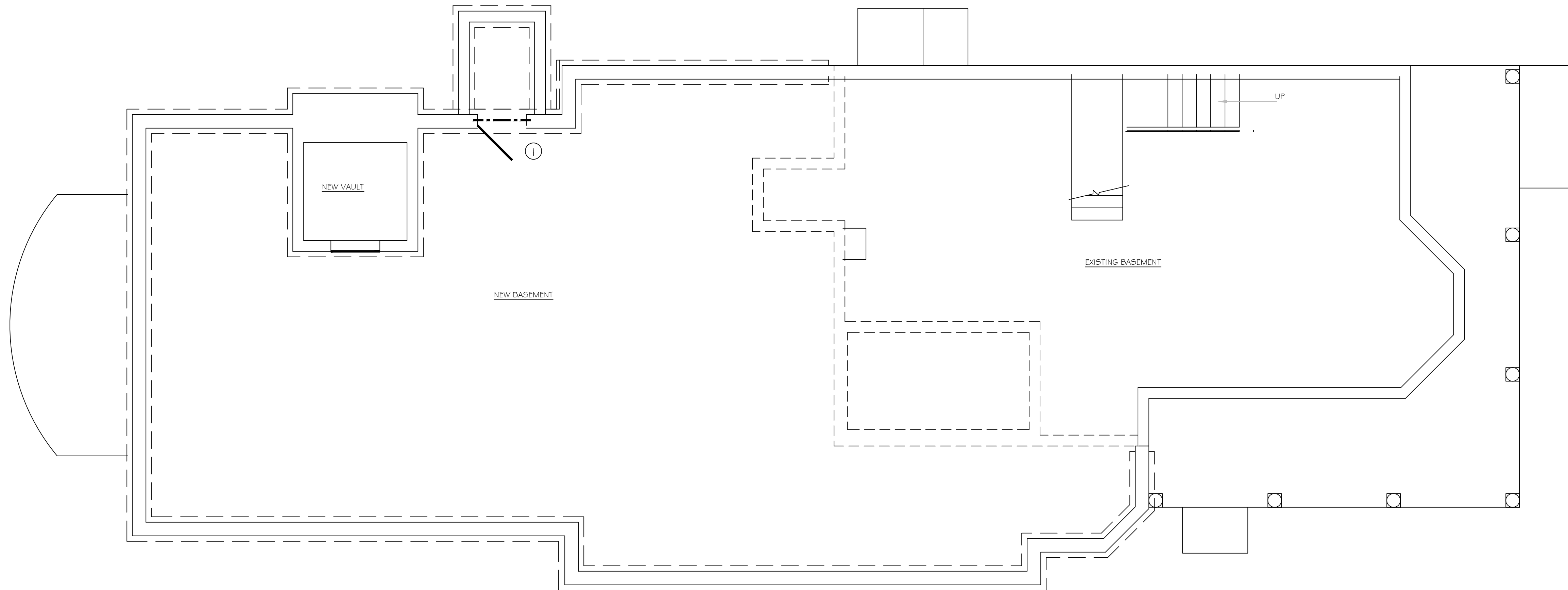
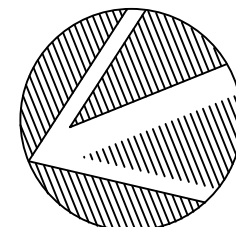
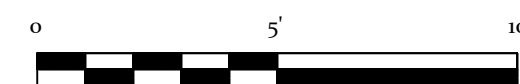
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A1



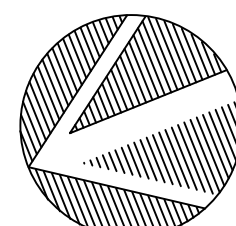
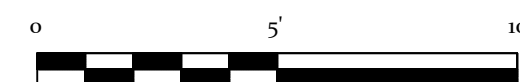
1ST FLOOR PLAN

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



FOUNDATION PLAN

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



ISSUES / REVISIONS

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GREENPORT, NY 11944

PROJECT TITLE

**ADDITION AND
RENOVATIONS**

DRAWING TITLE

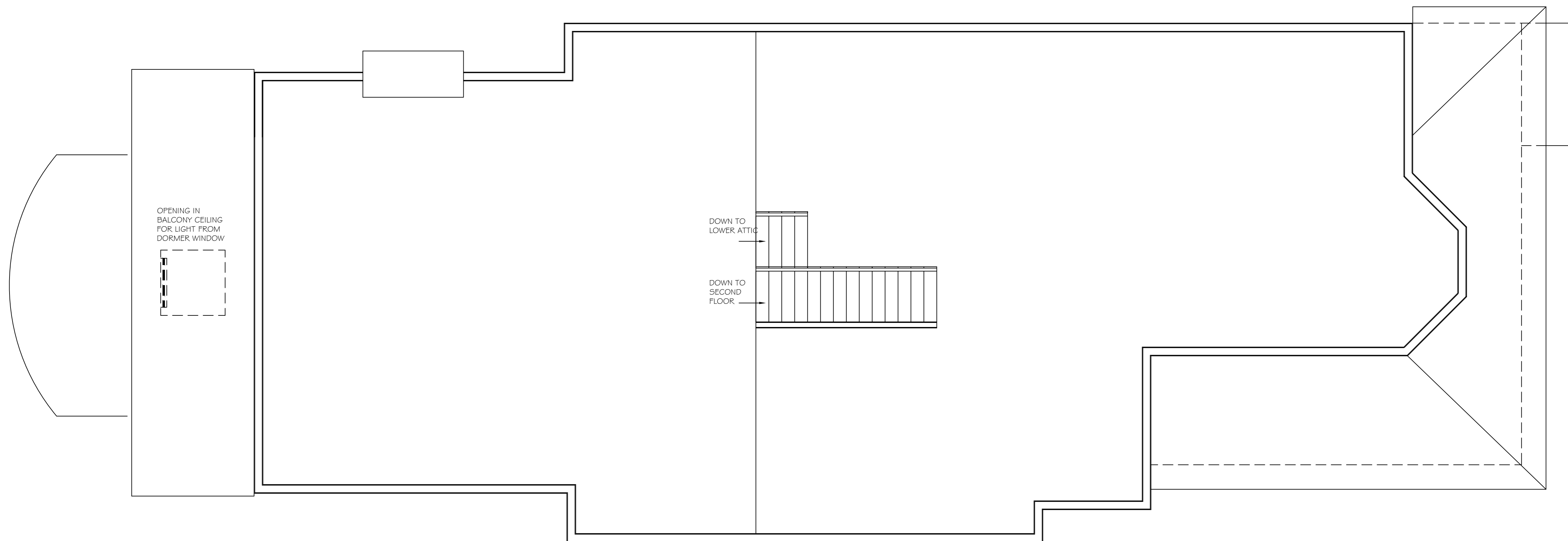
**FOUNDATION PLAN
1ST FLOOR PLAN**

rev. SEPT. 24, 2025

SCALE
1/4" = 1'-0"

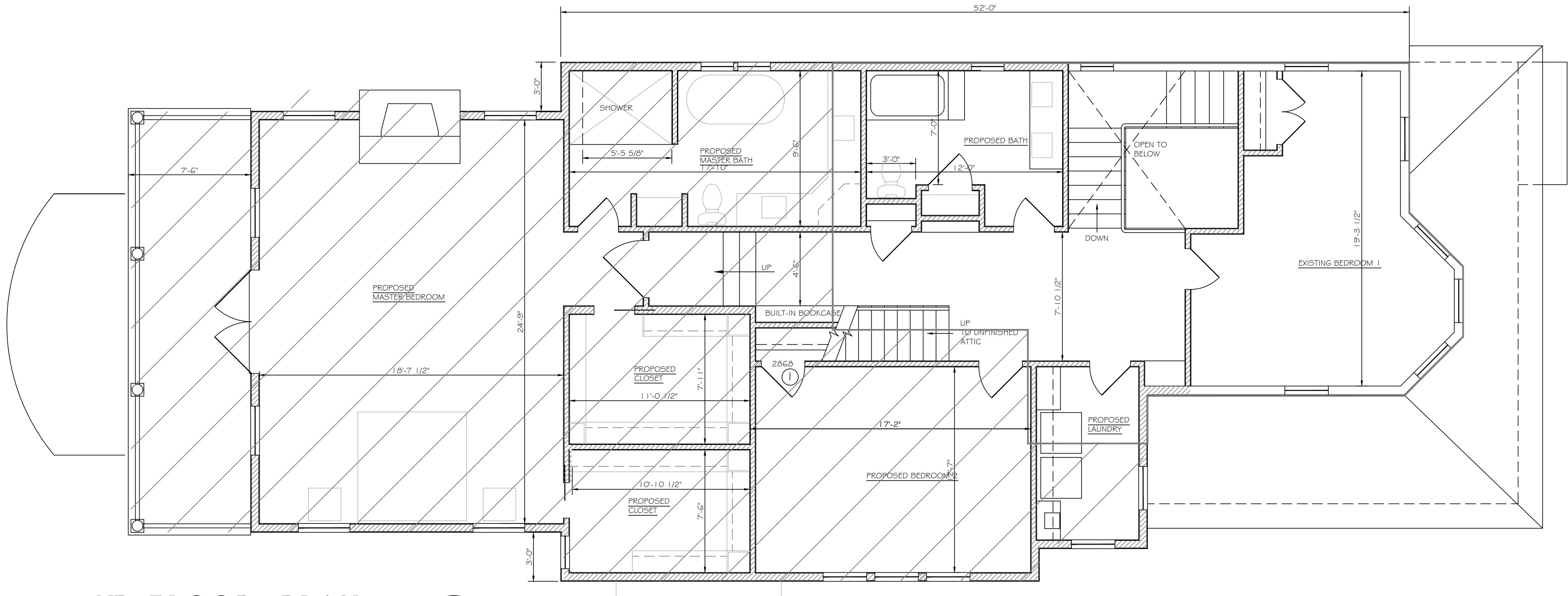
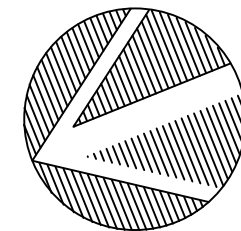
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A2



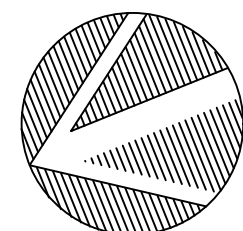
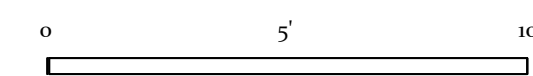
ATTIC PLAN

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



2ND FLOOR PLAN

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



ISSUES / REVISIONS

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GREENPORT, NY 11944

PROJECT TITLE

**ADDITION AND
RENOVATIONS**

DRAWING TITLE

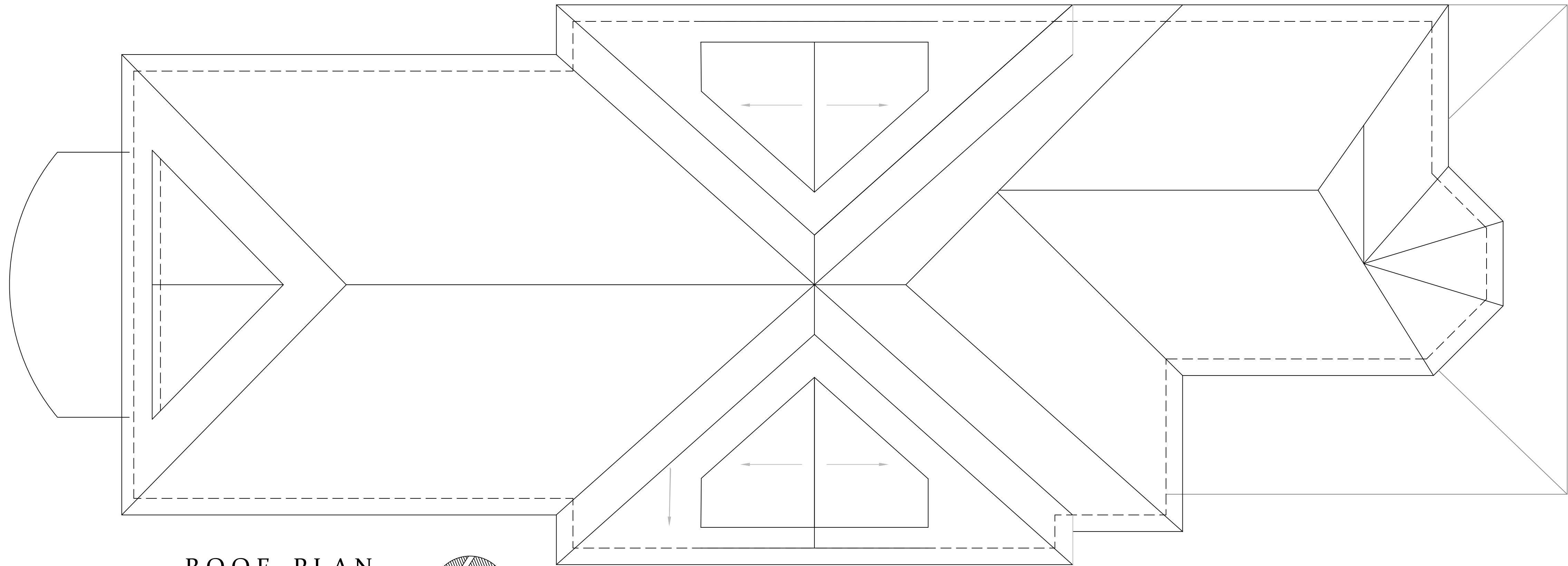
**2ND FLOOR PLAN
ATTIC PLAN**

rev. SEPT. 24, 2025

SCALE
1/4" = 1'-0"

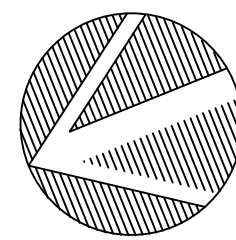
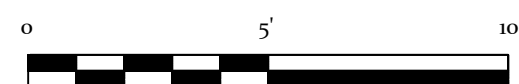
DRAWING NO.

A3



ROOF PLAN

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



ISSUES / REVISIONS

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CLIENT / OWNER

SCHOLL RESIDENCE

174 STERLING STREET
GREENPORT, NY 11944

PROJECT TITLE

**ADDITION AND
RENOVATIONS**

DRAWING TITLE

ROOF PLAN

rev. SEPT. 24, 2025

SCALE
1/4" = 1'-0"

DRAWING NO.

A4

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CLIENT / OWNER

SCHOLL RESIDENCE

174 STERLING STREET
GREENPORT, NY 11944

PROJECT TITLE

ADDITION AND
RENOVATIONS

DRAWING TITLE

ELEVATIONS
SOUTH AND WEST

rev. SEPT. 24, 2025

SCALE
1/8" = 1'-0"

DRAWING NO.

A5

ARCHITECTURAL FIBERGLASS
ROOFING SHINGLES, GRAY
TO MATCH EXISTING

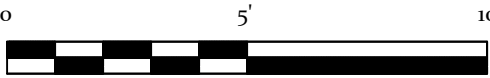
PVC TRIM TO MATCH
EXISTING,
PAINTED WHITE.

HARDI STRAIGHT-EDGE SHINGLE
PANEL, COLOR WHITE TO REPLACE
EXISTING VINYL SIDING

ARCHITECTURAL FIBERGLASS
ROOFING SHINGLES, GRAY
TO MATCH EXISTING

EXISTING COLUMNS TO
REMAIN, REPAIRED AS
NECESSARY, PAINTED WHITE.

SOUTH ELEVATION (FRONT)



VERTICAL MDF (1" x 4")
TONGUE-IN-GROOVE BOARDS
PAINTED WHITE

ARCHITECTURAL FIBERGLASS
ROOFING SHINGLES, GRAY
TO MATCH EXISTING

NEW HB#G COLUMNS TO
MATCH EXISTING, COLOR
WHITE

HARDI PLANK LAP SIDING SMOOTH
COLOR WHITE, 5" EXPOSURE TO
REPLACE EXISTING VINYL SIDING

HARDI PLANK 3-1/2" CORNER
BOARD, WHITE

HARDI PLANK 3-1/2" TRIM
BOARD, WHITE

ARCHITECTURAL
FIBERGLASS ROOFING
SHINGLES, GRAY TO
MATCH EXISTING

PVC TRIM TO
MATCH EXISTING,
PAINTED WHITE.

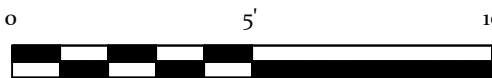
HARDI STRAIGHT-EDGE
SHINGLE PANEL
COLOR WHITE, TO REPLACE
EXISTING VINYL SIDING

ARCHITECTURAL FIBERGLASS
ROOFING SHINGLES, GRAY
TO MATCH EXISTING

EXISTING COLUMNS TO
REMAIN, REPAIRED AS
NECESSARY, PAINTED WHITE.

DECORATIVE CONCRETE
BLOCK TO MATCH EXISTING

WEST ELEVATION (SIDE)

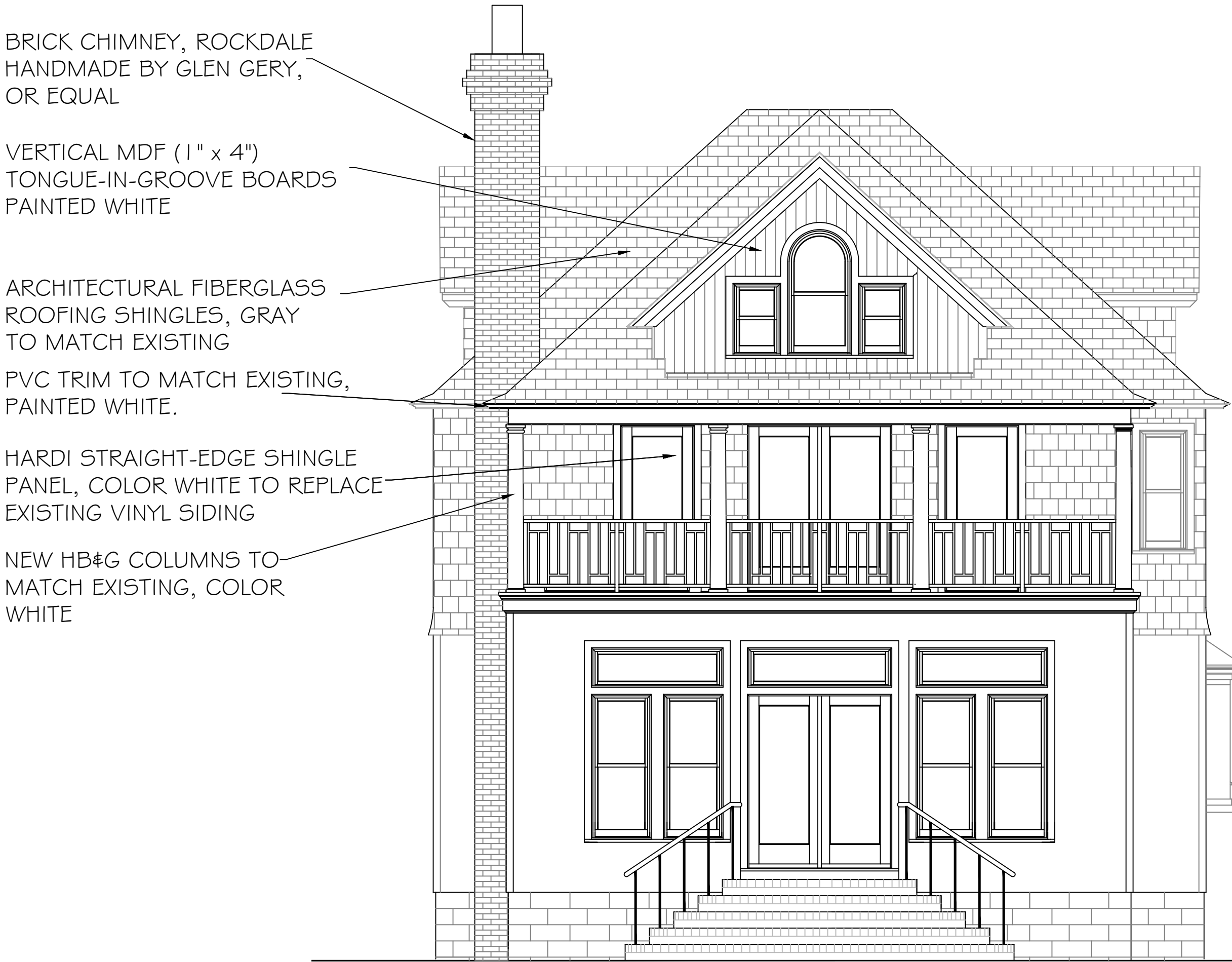




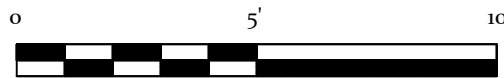
EAST ELEVATION (SIDE)



BRICK CHIMNEY, ROCKDALE
HANDMADE BY GLEN GERY, OR EQUAL



NORTH ELEVATION (REAR)



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SCHOLL RESIDENCE

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GREENPORT, NY 11944

PROJECT TITLE

ADDITION AND
RENOVATIONS

DRAWING TITLE

ELEVATIONS
EAST AND NORTH

rev. SEPT. 24, 2025

SCALE
1/4" = 1'-0"

DRAWING NO.

A6