



236 THIRD STREET  
GREENPORT, NY 11944

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

[villageofgreenport.org](http://villageofgreenport.org)

**MAYOR**  
KEVIN STUESSI  
EXT 215

**TRUSTEES**  
MARY BESS PHILLIPS  
DEPUTY MAYOR

PATRICK BRENNAN  
LILY DOUGHERTY-JOHNSON  
JULIA ROBINS

**TREASURER**  
ADAM BRAUTIGAM  
EXT. 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

## ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

FROM: VILLAGE OF GREENPORT BUILDING DEPARTMENT

APPLICANT: FRANCISCO & ADELA AZAMA

ADDRESS: 412 WEST STREET

SCTM: 1001-004-001-026

DATE: JUNE 27, 2025

BUILDING FILE #24-009

The building permit application for **SECOND STORY ADDITION AND TWO STORY REAR ADDITION** at the above-mentioned premises has been denied for the following reasons:

- TWO STORY REAR ADDITION, WEST LOT LINE OF 13' IS REQUIRED. YOU HAVE 7.7' THEREFORE A VARIANCE OF 5.3' IS REQUIRED

George Pfriend  
Building Inspector

Village of Greenport Building Department  
236 Third Street, Greenport, New York 11944  
(631) 477-0248 EXT 201  
[www.villageofgreenport.org](http://www.villageofgreenport.org)



June 27, 2025

Dear Mr. & Mrs. Azama,

The attached Notice of Disapproval is needed to go before the Zoning Board to grant the relief that you requested. The Zoning Board application can be downloaded from the Village website.

If you have any further questions, feel free to contact the Building Department.

Thank you,

George Pfriendr



## Village of Greenport Building Department

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### ZONING BOARD OF APPEALS – AREA VARIANCE

#### **INSTRUCTIONS FOR AREA VARIANCE APPLICATIONS:**

Please submit the following in six (6) sets collated into separate packets, with original signed set and check for filing fee clipped on top.

1. Current Notice of Disapproval from the Building Department dated within the last 60 days, together with survey, site plan and building plans.
2. Completed Application signed and notarized.
3. Copies of noted Covenants and/or Restrictions, if applicable.
4. Environmental Assessment Form.
5. If this application is applied for by an LLC, a list of acting members of that LLC must be provided with this application.

#### **Area Variance Fee Schedule:**

Residential - \$600.00

Commercial - \$1000.00

Each additional Variance Requested - \$200.00

Property Divisions: \$1500.00 initial fee and \$2,000.00 per lot.

#### **All Board of Appeals filings and examinations will require a deposit for Village Expenses, as follows:**

Residential: \$250.00

Commercial: \$1,500.00



## **ZONING BOARD OF APPEALS APPLICATION** **AREA VARIANCE**

236 Third Street, Greenport, New York, 11944

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**RECEIVED**

Date of Application \_\_\_\_\_

AUG 19 2025

All information below is to be completed by the applicant. This completed application is to be accompanied by the following: Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment, Floor Plans, and other documents 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)**

Francisco Azama López

First Name

Last Name

Business Name, if applicable

412 West Street Greenport

Mailing Address

City/ Town/ Village

NY

State

11944

Zip

631-880-9824

Phone #

fazamalex1572@hotmail.com

E-Mail Address

### **CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

Same

First Name

Last Name

Business Name, if applicable

Mailing Address

City/ Town/ Village

State

Zip

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: 004 Block: 001 Lot 026

Street Address: 412 West 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**

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The Code Official reviewed and denied an application dated \_\_\_\_\_ 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: \_\_\_\_\_

### **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:

**The walls and fixtures in the kitchen, bathroom, and bedroom on the first level will be demolished. The back wall of the house will be partially demolished. On the second level, the walls and fixtures in the closet and bathroom will be demolished. The skylights on the roof will also be removed, the rear part of the roof will be demolished. The rear windows and some side windows of the house will be removed.**

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

Dimensions of First Floor (Addition/Extension): **429 S.F.**

Dimensions of Second Floor: **462 S.F.**

Height (from finished grade to top of ridge): **22** - Feet, **10** - 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**

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#### **Project Description: (CONTINUED)**

#### **Proposed Construction Description: (Alteration or Structural Changes)**

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

**Two-story single-family dwelling with an unfinished basement, including a living room, dining room, and kitchen. The first level has two bedrooms and one bathroom, and the second level features one bedroom with a walk-in closet and a bathroom.**

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

**Two-story single-family dwelling with an unfinished basement, and a 14-foot long extension across the full width of the house (30 feet). This will increase the usable area of the living room, dining room, kitchen, bathroom, and one bedroom on the first level. On the second level, a bedroom and a bathroom will be added.**

#### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 734 SF

Proposed Increase in Building Coverage: 430 SF

Square Footage of this Lot: 7,625 SF

Percentage of Coverage of this Lot by Building Area: 14 %

#### **Purpose of New Construction:**

*Please describe:*

**To increase the area of the spaces to provide better comfort for the family and to add a guest room for friends who visit occasionally**



## **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, an undesirable change will not occur in the characteristics of the neighborhood, nor will a detriment to nearby properties be created by granting this area variance.**

**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 by the Applicant cannot be achieved by another method feasible for the Applicant to pursue, other than an Area Variance.**

**Is the requested Area Variance substantial?**

**No, the purpose of this variance is to allow the proposed new addition to be built, preserving the current 7' 7" setback along the side of the existing residence.**

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

**No, the requested Area Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.**

**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**

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

*If yes, please furnish copies.*

## AFFIDAVIT

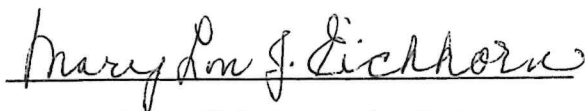
Village of Greenport     )  
Town of Southold         )  
County of Suffolk        ) ss  
State of New York        )

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 07<sup>th</sup> day  
of August 2025

Signature \_\_\_\_\_

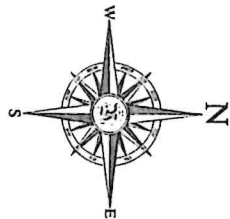
  
Owner or Applicant



Notary Public, Suffolk County, New York

MARY LOU J EICHORN  
Notary Public, State of New York  
No. 01E14639655  
Qualified in Suffolk County  
Commission Expires October 31, 2026





KAPLAN AVENUE (a.k.a 5th AVENUE)

WEST STREET

now or formerly  
Cheryl Vogel

now or formerly  
Ralph Mims, Jr.

now or formerly  
Gabrielle Mysliborski & Paul  
Mysliborski

# LEGEND

- CC = CONCRETE CURB
- CLF = CHAIN LINK FENCE
- CMF = CONCRETE MOUNTED FOUND
- CSW = CONCRETE SIDEWALK
- IFP = IRON PIPE FOUND
- OL = ON PROPERTY LINE
- SMH = SANITARY MANHOLE
- WIF = WIRE FENCE
- WOF = WOOD FRAME FOUND
- WSS = WOOD STAKE SET
- END OF DIRECTION/DISTANCE
- LIGHT



400 Gardner Avenue, Riverhead, New York 11901  
Tel: 631-892-0000  
Fax: 631-892-0001  
www.youngassociates.com

Howard N. Young, Licensed Surveyor  
Thomas C. Rogers, Professional Engineer  
Dennis Adams, Professional Engineer & Geologist  
Daniel A. Weaver, Licensed Surveyor

## SITE DATA

AREA = 7,625 SQ. FT.

VERTICAL DATUM

NAD 83 (1988)

## SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY TO FRANCISCO LOPEZ AZAMA & ADELA AZAMA THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD N. YOUNG, LICENSE NO. 45883  
DANIEL A. WEAVER, LICENSE NO. 50771

## SURVEY FOR

FRANCISCO LOPEZ AZAMA  
& ADELA AZAMA  
at Greentown, Town of Southold  
Suffolk County, New York

## BUILDING PERMIT SURVEY

County Tax Map 1001 Section 04 Block 01 Lot 26  
FIELD SURVEY COMPLETED APR. 17, 2025  
MAP PREPARED APR. 21, 2025

## REVISION

Record of Revisions

DATE

Scale: 1" = 30'

208 NO. 2025-0060  
DWG. 002, 003, 004, 005