



BUILDING DEPARTMENT  
VILLAGE OF GREENPORT  
236 Third Street, Greenport, NY 11944

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JUN 27 2025

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

## HISTORIC PRESERVATION COMMISSION REVIEW

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PURSUANT TO THE PROVISIONS OF CHAPTER 48  
HISTORIC PRESERVATION LAW OF THE VILLAGE OF GREENPORT

DATE OF APPLICATION: 6/25/25

LOCATION OF PROPERTY: 432 1st Street, Greenport

SUFFOLK COUNTY TAX MAP NUMBER: 1000-04-07-2.1

PROPERTY OWNER: Magdalena Paragas

ADDRESS: 432 1st Street, Greenport PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

ARCHITECT/DESIGNER: Anthony Portillo (AMP Architecture)

ADDRESS: PO Box [REDACTED] Mattituck, N.Y. 11952 PHONE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

### Type of Proposed Work

☐ COMMERCIAL ☒ RESIDENTIAL

### Site Work

- ☐ FENCE AND GATES
- ☐ DRIVEWAY, WALK, PATIO, OTHER PAVEMENT
- ☐ MAJOR EXCAVATION OR REGRADING, OR BERM
- ☐ SWIMMING POOL, TENNIS COURT
- ☐ OTHER STRUCTURAL LANDSCAPE ELEMENT
- ☐ SIGNAGE AND AWNINGS - SUBMIT SCALE DRAWINGS TO INDICATING TO FOLLOWING:
  - SIZE OF EACH SIGN
  - COLOR
  - FONT
  - LOCATIONS OF ALL SIGNAGE AND AWNINGS ON BUILDING
  - PROPOSED MATERIALS
- ☒ MODERN FEATURES
  - SOLAR PANELS
  - SKYLIGHTS
  - OUTDOOR SHOWERS ✓
- ☐ OTHER

### Landscape Planting

- ☐ HEDGE ALONG STREET AND/OR PROPERTY BOUNDARY LINES
- ☐ PLANTINGS INTENDED TO SCREEN OTHER WORK DESCRIBED IN THIS APPLICATION

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## Buildings

- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REMOVAL
- ☒ ACCESSORY BUILDING

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## Building Alterations

- ☐ EXTERIOR WALL MATERIAL
- ☒ ROOF MATERIAL AND COLOR
- ☐ CHIMNEY MATERIAL
- ☒ FOUNDATION MATERIAL
- ☒ DOORWAYS (INCLUDING STORM/SCREEN DOORS)
- ☒ WINDOWS (INCLUDING STORM/SCREEN SASH) AND SHUTTERS
- ☒ PORCHES AND STEPS
- ☒ TRIM AND DECORATIVE DETAIL
- ☒ GUTTERS AND LEADERS
- ☒ PAINT AND STAIN
- ☒ EXTERIOR LIGHTING
- ☐ OTHER

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PROVIDE A GENERAL DESCRIPTION OF THE PROPOSED WORK (USE ADDITIONAL SHEETS IF NECESSARY, REFER TO THE ACCOMPANYING EXHIBITS).

Proposed lift and restoration of existing accessory structure. New foundation and crawlspace to make building structurally sound. Proposed outdoor shower and patio entrance. Proposing to keep as much of the existing siding as possible by restoring and painting white. Original roof to be removed and replaced with "ATAS" metal scan roof tile, color bright red to replicate existing roof color. Existing corbel and barn door to be restored. New Andersen double hung windows to replicate existing windows.

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LIST ALL EXHIBITS SUBMITTED WITH THIS APPLICATION. ACTUAL SAMPLES OF MATERIALS AND/OR DESCRIPTIONS OF ACTUAL MATERIALS ARE REQUIRED. (REFER TO THE INSTRUCTIONS FOR THE REQUIRED SUBMISSIONS).

- Mood Board provided depicting selections for exterior finishes
- Renderings provided displaying selected colors and materials
- Proposed architectural plans provided showing all proposed work

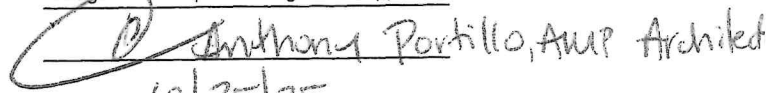
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OTHER APPROVALS REQUIRED:

SIGNATURE OF OWNER OR AUTHORIZED AGENT:

DATE:

Village of Greenport Zoning Board Approval

  
6/25/25

**AUTHORIZATION**

(Where the Applicant is not the Owner)

I, Magdalena Paragas residing at 432 1st Street, Greenport  
(Print property owner's name) (Mailing Address)

Magdalena Paragas do hereby authorize AMP Architecture  
(Agent)

\_\_\_\_\_ to apply on my behalf to the

Village of Greenport Historic Preservation Commission.

Magdalena Paragas  
(Owner's Signature)

11/25/2023  
(Date)

Magdalena Paragas  
(Print Owner's Name)



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VILLAGE OF GREENPORT  
236 Third Street, Greenport, NY 11944

## **ASBESTOS CERTIFICATION FORM**

### **Notice to Building Applicants**

AN ASBESTOS SURVEY IS REQUIRED FOR ALL RENOVATION, REMODELING, REPAIR AND DEMOLITION OF ALL INTERIOR AND EXTERIOR BUILDING MATERIALS.

AS PER NEW YORK STATE INDUSTRIAL CODE RULE 56, ASBESTOS MATERIAL MUST BE ABATED BY LICENSED CONTRACTORS UTILIZING CERTIFIED ASBESTOS HANDLERS, WITH THE EXCEPTION OF OWNER-OCCUPIED SINGLE FAMILY HOMES, WHERE THE OWNER MAY REMOVE THE ASBESTOS AND RENOVATE THESE STRUCTURES THEMSELVES. IT IS NOT RECOMMENDED THAT THE OWNER PERFORM ABATEMENT, AS THE OWNER COULD POTENTIALLY EXPOSE THEMSELVES, THEIR FAMILY AND NEIGHBORS TO ASBESTOS FIBERS IF ADEQUATE ENGINEERING CONTROLS AND WORK METHODS ARE NOT UTILIZED DURING THE ABATEMENT.

FOR FURTHER INFORMATION AND UPDATES, PLEASE SEE THE NEW YORK STATE WEBSITE AT: [WWW.LABOR.STATE.NY.US](http://WWW.LABOR.STATE.NY.US) OR CONTACT THE ASBESTOS CONTROL BUREAU DISTRICT OFFICE, NYS DEPARTMENT OF LABOR, ASBESTOS CONTROL BUREAU, 75 VARICK STREET, 7<sup>TH</sup> FLOOR, NEW YORK, NY 10013, TELEPHONE NUMBER 212-775-3538.

THE OWNER AGREES TO COMPLY WITH ALL APPLICABLE LAWS AND ORDINANCES

*Magdalena Paragas* .....

(SIGNATURE OF OWNER)

Magdalena Paragas .....

(PRINTED NAME)

11/25/2023

.....

(DATE)

ZONING BOARD OF APPEALS  
VILLAGE OF GREENPORT

-----X  
IN THE MATTER OF THE APPLICATION

-of-

BROOKE EPPERSON  
on behalf of  
MAGDALENA PARAGAS  
432 First Street  
Greenport, NY 11944  
-----X

**DETERMINATION**

HEARING DATE: May 20, 2025

PRESENT                      JOHN SALADINO, *Chair*  
                                     DINNI GORDON, *Member*  
                                     SETH KAUFMAN, *Member*  
                                     JACK REARDON, *Member*

**FINDINGS OF FACT AND DETERMINATION OF THE BOARD**

The findings of fact and determination made herein are based upon the application, the evidence received at the public hearing before the Board, personal observations of the subject premises and neighborhood, and all documents contained in the Board's files and which were received prior to the close of the hearing.

A. **PROJECT DESCRIPTION**

1. **PURPOSE OF APPLICATION:**

To restore and renovate an existing one and one-half (1.5) story wood frame accessory structure.

2. **RELIEF OR APPROVAL SOUGHT:**

Variances of Village Code §150-12:

- To permit a front yard setback of 15.7 feet, where a minimum of 30 feet is required,
- To permit a north side yard setback of 2.6 feet, where a minimum of 10 feet is required,
- To permit an accessory structure north side yard setback of 1.4 feet, where a minimum of 5 feet is required,

- To permit an accessory structure east side yard setback of 2 feet, where a minimum of 5 feet is required,
- To permit an accessory structure with a height of 26.1 feet, where a maximum of 15 feet is permitted,
- To permit lot coverage of 39.2%, where a maximum of 30% is permitted, and
- To permit the shower pad setback to be 3.8 feet, where a minimum of 5 feet is required.

**B. SEORA DETERMINATION**

1. SEORA CLASSIFICATION: Type 2
2. LEAD AGENCY: Zoning Board
3. DETERMINATION OF SIGNIFICANCE: No
4. DATE OF DETERMINATION: May 20, 2025

**C. STANDARDS FOR BOARD REVIEW**

1. In order for this Board to grant the requested area variance, the Board must find that the benefit to the applicants outweighs any detriment to the health, safety and welfare of the neighborhood or community, in accordance with the factors set forth in Village Law §7-712-b(3). In making such determination, the Board shall consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance." The Village Law also directs the Board, in granting area variances, to "grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."
2. The standards set forth in Village Code §150-26(2) mirror the standards set forth in Village Law §7-712-b(3).
3. The Board finds that the grant of the instant application will be consistent with the requirements of both Village Law §7-712-b(3) and Village Code §150-26(2).

**D. ADDITIONAL FINDINGS AND CONCLUSIONS**

1. The Subject Property is located at 432 First Street and designated on the Suffolk County Land and Tax Map as District 1001, Section 4, Block 7, Lot 2.1.



2. The Board finds that the granting of the requested area variances will not cause an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The proposal elevates the barn, adds a landing in the front and the rear of the barn for access purposes and adding a 4 x 6 foot shower. The Board finds that the proposed project will not interfere with the quiet enjoyment of neighboring properties. The proposal increases the height of the barn and maintains the footprint of the barn. The only additions are the shower pad and the landing areas. These changes do not result in a detriment to the nearby properties.
3. The Board finds that the benefit sought by the Applicant cannot be achieved by some method more feasible for the Applicant to pursue other than the requested area variances. To accomplish the renovation, the poured concrete foundation would have to be 6 inches above grade, which together with the sills above the foundation, result in the proposed elevation change.
4. The Board finds that the requested variances are not substantial and are the minimum relief necessary and adequate to alleviate the difficulty causing the Applicant to request the area variances. The benefit to the Applicant from the grant of the requested area variances outweighs any detriment which grant of the variances will cause to the general health, safety and welfare of the neighborhood or the Village as a whole.
5. The Board finds that the granting of the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
6. The Board finds that the need for the variance is self-created. The Board finds, however, that although the requested variance is self-created, this need, although relevant to the Board's decision, does not preclude the granting of the requested variance.

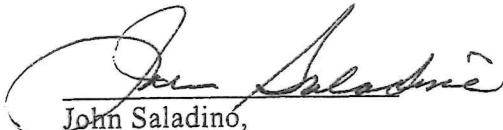
**E. DISPOSITION OF APPLICATION**

For the reasons set forth herein, the Board makes the following determination with respect to the application and the Board grants the requested variances upon compliance with the conditions set forth in this section of the determination. All improvements shall be made, built or installed in accordance with the survey and/or plans described below.

1. The variances are granted subject to the conditions set forth herein, including construction in compliance with the plans identified below.
2. The applicant proposes to renovate the barn by raising it 1.3 feet above its existing elevation, construct a front and rear landing to access the barn and construct a 4 x 6 foot shower. The proposal provides for retention of the existing barn and does not include demolition of the barn, and the Board does not approve any such demolition.

3. APPROVED BUILDING PLANS: Plans entitled "Paragas Accessory Structure, 432 1<sup>ST</sup> Street", prepared by AMP Architecture, dated 06/11/2024, including Proposed Site Plan (SD-1), Proposed Crawl Space (SD-2), Proposed Floor Plan (SD-3), Proposed Loft (SD-4) and Elevations (SD-5).
4. The accessory structure shall not be used for habitable purposes or as habitable space.
5. BUILDING PERMIT: Pursuant to §150-27 ("Procedure") of the Village Code the Applicant must obtain a building permit and diligently pursue construction within six (6) months of the filing of this Determination with the Greenport Village Clerk.
6. The proposed renovation does not include demolition of the accessory structure. If demolition is required, the applicant is required to submit a new application to the Board for review.

Dated: Greenport. New York  
June 17, 2025

  
John Saladino,  
Chair





# PARAGAS RESIDENCE





# PARAGAS RESIDENCE





# PARAGAS RESIDENCE





# PARAGAS RESIDENCE





## PARAGAS RESIDENCE