



236 THIRD STREET
GREENPORT, NY 11944

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

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

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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: DAVID MURRAY

ADDRESS: 518 FIRST STREET

SCTM: 1001-004-003-006

DATE: JUNE 27, 2025

BUILDING FILE #05-007

The building permit application for the **ACCESSORY STRUCTURE FOUNDATION** at the above-mentioned premises has been denied for the following reasons:

- The proposed SOUTHSIDE SETBACK is 1.6' where 5' is required; therefore a 3.4' variance 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 07/09/2025

RECEIVED
AUG 08 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

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)

Donald	Wiss	Donald C. Wiss
First Name	Last Name	Business Name, if applicable
Mailing Address		
City/ Town/ Village		
State		
Zip		
E-Mail Address		
Phone #		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

David	Murray	Murray Design & Build
First Name	Last Name	Business Name, if applicable
449 Main Street		
Greenport		
NY		
11944		
Mailing Address		
City/ Town/ Village		
State		
Zip		
E-Mail Address		
Phone #		

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: 4 Block: 3 Lot 6
Street Address: 518 First 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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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

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

Foundation is Already Poured

Is the requested Area Variance substantial?

No

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

No

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?

ND

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

If yes, please furnish copies.



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: 1

Describe General Characteristics BEFORE alterations:

As per pictures, very bad

Number of floors AFTER Alterations: 1

Describe General Characteristics AFTER alterations:

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 352 SF

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 6,856 SF

Percentage of Coverage of this Lot by Building Area: 37.5 %

Purpose of New Construction:

Please describe:

Re-Construction of Historic Shed



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. NOD dated 06/27/25

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: _____ 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:

Historic Barn Re-Build

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

Dimensions of First Floor (Addition/Extension): 29x21.5

Dimensions of Second Floor: W/A

Height (from finished grade to top of ridge): 11' - Feet, 7" - 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.

N. J. MAZZAFERRO, P.E.

Greenport, N.Y. 11944
Phone - 516

Consulting Engineer
Design, Construction, Inspection

November 11, 2024

Murry Design & Build
449 Main Street
Greenport, N.Y. 11944

Re: 518 First Street, Greenport, NY 11944 SCTM #1001-4.-3-6
Inspection – Garage Structure – Rear Yard

On November 5, 2024, as requested, I inspected the construction for the garage restoration at the noted location. The inspection covered the new foundation work and the existing framing and exterior enclosure.

The inspection results are:

- The existing building was braced/jacked to provide support for the new foundation work
- The new foundation was designed to be slab on grade accordance with the Code.
- The existing framing is unconventional and randomly installed, structurally inadequate and does not comply with the current building codes.
- As existing, the building is structural unstable.
- The existing framing is in extremely poor condition and has failed in localized areas. The framing has exceeded its lifecycle.
- The existing building frame, if left in the current condition, would result in a structure that remains unstable and not compliant with the codes.
- It is highly probable that the existing frame will not be able to be reconnected to the new foundation in a code compliant manner and the structural stability will be questionable.

Recommendation:

- You should be prepared to rebuild/recreate the existing framing system to have a structurally stable building at the end of the project.
- Based upon the approval of the HPC, the historic nature of the building needs to be preserved and that is a focus on the exterior look of the structure.
- It is highly probable from an engineering perspective that a new framing system will be needed to have a code compliant safe and usable garage structure.

Nicholas Mazzaferro

NJ. Mazzaferro, PE

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: 518 First Street: Shed Re-Build			
Project Location (describe, and attach a location map): 518 First Street, Greenport, NY 11944			
Brief Description of Proposed Action: Rebuild historic property shed according to plans approved by Village of Greenport Historic Board of Appeals, since deemed structurally unsound; (rebuild in kind with new framing)			
Name of Applicant or Sponsor: Dave Murray; Murray Design & Build		Telephone: 631.477.0075 E-Mail: dmurray@murraydesignbuild.com	
Address: 449 Main Street			
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? <small>Village of Greenport Building Department; Zoning, Historic Boards; See description above</small> 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 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? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Dave Murray; Murray Design & Build Date: 08/06/25		
Signature: <u>Dave Murray</u> Title: President		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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: 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"/>
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"/>

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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

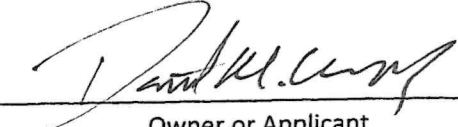
Signature of Preparer (if different from Responsible Officer)

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 5th day
of August 20 25

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

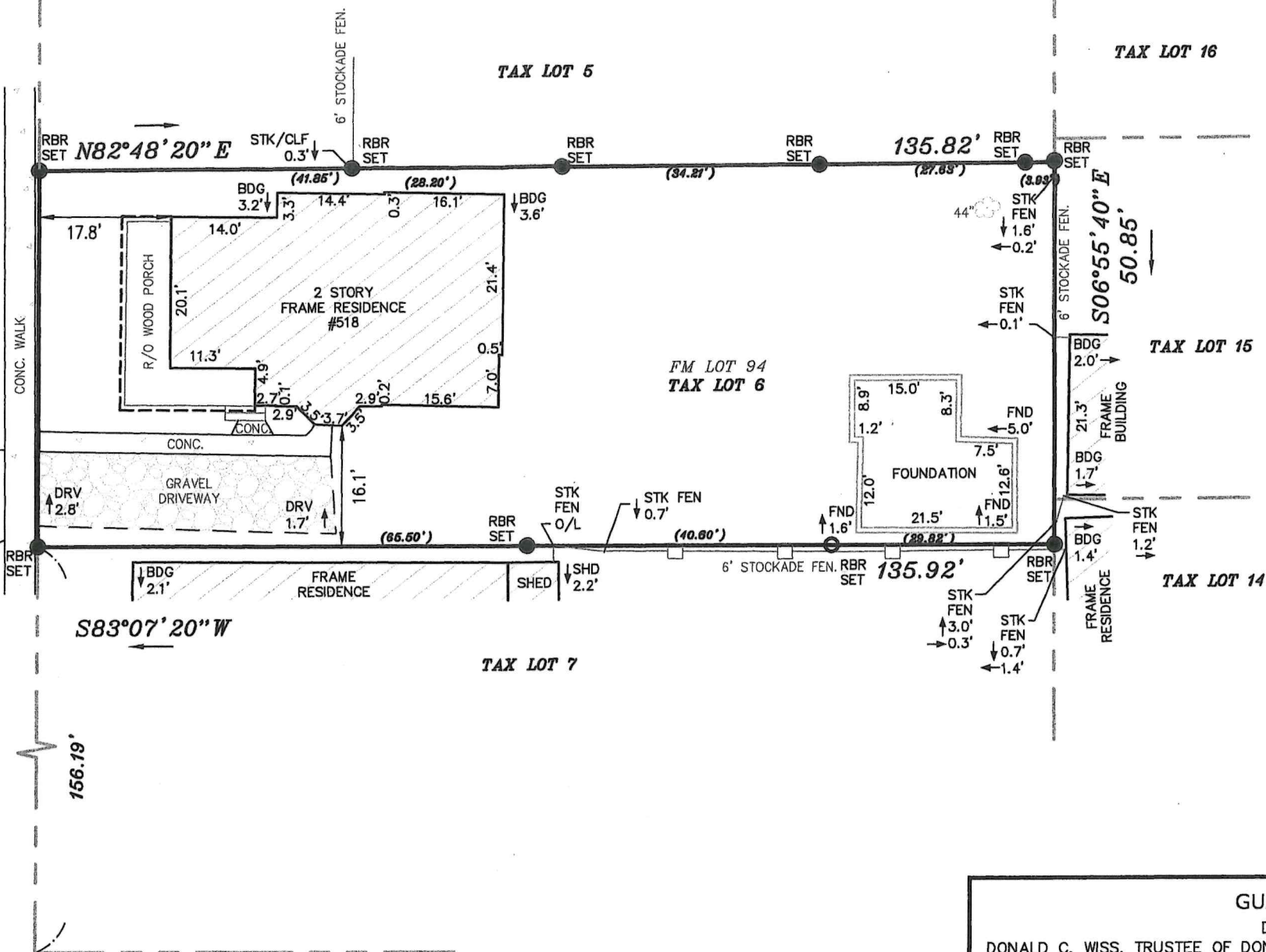
BRITTANY A CONRAD
Notary Public, State of New York
Reg. No. 01CO6245154
Qualified in Suffolk County
Commission Expires July 18, 2027

BEARINGS SHOWN HEREON ARE
BASED ON LIBER 12735, PAGE 0298



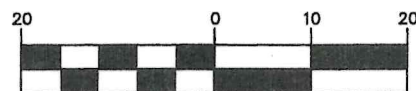
FIRST STREET
(60' WIDE)

N06°48'40"W
50.10'



CENTER STREET
(60' WIDE)

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

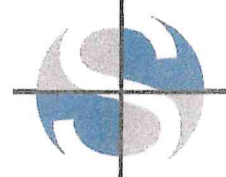


SCAN ME

LOT AREA
6,858± S.F.
0.16± AC.

GUARANTEED TO:
DONALD C. WISS
DONALD C. WISS, TRUSTEE OF DONALD C. WISS SUBTRUST U/A WISS LIVING TRUST
FIDELITY NATIONAL TITLE INSURANCE

REV	DATE	DESCRIPTION	BY	CHK
5	05/08/2025	UPDATED SURVEY	RP	TR
4	10/04/2023	STAKEOUT	BB	TR
3	09/26/2023	STAKEOUT	BB	TR
2	12/20/2022	REVISED GUARANTEES	JTS	MS
1	12/19/2022	UPDATED SURVEY	JDL	MS



SCALICE

land surveying

mjslandsurvey.com P:631-957-2400

1 South Bay Avenue, Islip, NY 11751

TAX MAP NO.
1001-00400-0300-006000

JOB No. S20-3214

DATE SURVEYED: 01/18/2021

DR.: MC

CREW.: AN

SCALE: 1" = 20'

SURVEY OF PROPERTY
518 1ST STREET, GREENPORT, NEW YORK 11944
LOT 94
MAP OF

GREENPORT VILLAGE
FILE DATE: 08/10/1938 MAP NO. 9
SITUATE

VILLAGE OF GREENPORT, TOWN OF SOUTHDOLD
SUFFOLK COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.