



236 THIRD STREET
GREENPORT, NY 11944

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villageofgreenport.org

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VILLAGE CLERK
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EXT 214

ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

RECEIVED
APR 28 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

FROM: Village of Greenport Building Department
APPLICANT: Andrew McCulloch
ADDRESS: 616 Main Street
SCTM: 1001:003:004:004
DATE: April 1, 2025

The building permit application for the RECONFIGURE THE INTERIOR APARTMENTS TO EACH BE 3 BEDROOMS AND 2 BATHROOMS. ADD A FRONT COVERED PORCH. CHANGE SOME WINDOWS AND WINDOW LOCATIONS. EXTEND THE LANDING AT THE REAR OF THE SECOND FLOOR INTO A DECK ACROSS THE REAR OF THE HOUSE at the above-mentioned premises has been denied for the following reasons:

HOUSE:

- The proposed FRONT YARD SETBACK is 11.5' where 30' is required; therefore a 18.5' variance is required.

NEW FRONT PORCH:

- The proposed FRONT YARD SETBACK is 5.5' where 30' is required; therefore a 24.5' variance is required.
- The proposed NORTHSIDE YARD SETBACK is 0' where 10' is required; therefore a 10' variance is required.

NORTHSIDE STAIRS:

- The proposed NORTHSIDE YARD SETBACK is 4.5' where 10' is required; therefore a 5.5' variance is required.

SOUTHSIDE BILCO DOORS:

- The proposed SOUTHSIDE YARD SETBACK is 2.7' where 10' is required; therefore a 7.3' variance is required.

LOT COVERAGE:

- The proposed LOT COVERAGE is 42% where 30% is required; therefore a 12% 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 4/28/2025

RECEIVED
APR 28 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)

<u>Andrew</u>	<u>McCulloch</u>		
First Name	Last Name	Business Name, if applicable	
<u>110 N 1st St Apt 3D</u>		<u>Brooklyn</u>	<u>NY</u>
Mailing Address	City/ Town/ Village	State	Zip
<u>11249</u>			
<u>(734) 645-3899</u>	<u>mcculloch07@gmail.com</u>		
Phone #	E-Mail Address		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

<u></u>	<u></u>		
First Name	Last Name	Business Name, if applicable	
<u></u>			
<u></u>	<u></u>	<u></u>	<u></u>
Mailing Address	City/ Town/ Village	State	Zip
<u></u>			
<u></u>	<u></u>		
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: 3 Block: 4 Lot 4

Street Address: 616 Main St, 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 4/1/2025 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: _____ Section: 150 - _____ 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:

Reconfigure the interior apartments to each be 3 bedrooms and 2 bathrooms. Add a front covered porch. Change some windows and window locations. Extend the landing at the rear of the second floor into a deck across the rear of the house.

For Demolition of Existing Building Areas: Please describe area being removed:

The main demolition will be in the interior. There will be no exterior demolition except for removal of the old staircase in the rear leading to the second floor. The staircase currently there is unsafe and will be replaced to match the aesthetic and color scheme of the house.

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

Dimensions of First Floor (**Addition**/Extension): 162 SqFt (Front Porch)

Dimensions of Second Floor: _____

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

_____ - 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 apartments. Each floor has 2 bedrooms and 1 bath. Rear deck on first floor and rear staircase leading to second floor.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Two apartments with identical layouts. Each one with 3 bedrooms and 2 Bathrooms. Front Porch added to match look of neighboring house. Extension of the landing at the rear of the second floor into a deck across the rear of the house.

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1337 SqFt

Proposed Increase in Building Coverage: 162 SqFt

Square Footage of this Lot: 5671 SqFt

Percentage of Coverage of this Lot by Building Area: 24%

Purpose of New Construction: *Please describe:*

Make better use of the space in the house and improve the aesthetics. Also to upgrade the interior to remediate recurring electrical, plumbing, and HVAC issues.



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. The addition of the front porch will be more in line with the other houses in the neighborhood which have front porches. Other than the front porch variance, which was designed to match the Front Porch layout of 618 Main St, the rest of the structure was already in existence.

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

No. To build the porch I need approval. The rest of the variances require approval just for the current structure to exist.

Is the requested Area Variance substantial?

No. The front porch only adds 162 SqFt and will match the size of the porch 618 Main St. The other variance approvals are needed is for an existing structure.

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?

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 28th day
of April 2025

Signature _____



Owner or Applicant



Notary Public, Suffolk County, New York

DAVID J. SHEPARD
Notary Public - State of New York
No. 01SH6328441
Qualified in Suffolk County
My Commission Expires August 3, 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: 616 Main St Renovation			
Project Location (describe, and attach a location map): 616 Main St, Greenport, NY 11944			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: Andrew McCulloch		Telephone: (734) 645-3899 E-Mail: mcculloch07@gmail.com	
Address: 110 N 1st St Apt 3D			
City/PO: Brooklyn		State: NY	Zip Code: 11249
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 checked="" type="checkbox"/> YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.130 acres	
b. Total acreage to be physically disturbed?		.004 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.130 acres	
4. Check all land uses that occur on, adjoining and 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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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"/> NO <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>ANDREW McCULLACH</u> Date: <u>4/28/2025</u> 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?	<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"/>

	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?	<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"/>

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT