



236 THIRD STREET
GREENPORT, NY 11944

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

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

RECEIVED
MAR 31 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

FROM: Village of Greenport Building Department
APPLICANT: Rebecca Sharon
ADDRESS: 630 Third Street
SCTM: 1001:002:005:003
DATE: March 14, 2025

The building permit application for the INSTALLATION OF 16X32 VINYL INGROUND POOL WITH PATIO AT GRADE at the above-mentioned premises has been denied for the following reasons:

HOUSE:


- The proposed FRONT YARD SETBACK is 16.3' where 30' is required; therefore a 13.7' variance is required.
- The proposed NORTH SIDE YARD SETBACK is 7.4' where 10' is required; therefore a 2.6' variance is required.

POOL:

- The proposed NORTH SIDE YARD SETBACK is 16.1' where 20' is required; therefore a 3.9' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 16.1' where 20' is required; therefore a 3.9' variance is required.

POOL EQUIPMENT PAD:

- The proposed SETBACK is 3' where 5' is required; therefore a 2' variance is required.


George Pfender
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 3/27/25

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.

RECEIVED
MAR 31 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

REBECCA SHARON
First Name Last Name Business Name, if applicable

[REDACTED] NEW YORK NY 10018
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]@GMAIL.COM
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

JENNIFER DEL VAGLIO C/O EAST END POOL KING
First Name Last Name Business Name, if applicable

PO BOX [REDACTED] PECONIC NY 11958
Mailing Address City/ Town/ Village State Zip

631-[REDACTED] [REDACTED].COM
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: 2 Block: 5 Lot 3

Street Address: 630 3RD 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

236 Third Street, Greenport, New York, 11944

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The Code Official reviewed and denied an application dated 3/14/25 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: Sharon Backyard improvements - pool / pool house

For Demolition of Existing Building Areas:

Please describe area being removed:

N/A

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

Dimensions of First Floor (Addition/Extension): _____

Dimensions of Second Floor: N/A

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

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Project Description: (CONTINUED)

16x32 Vinyl
Pool &

Pool House
Approx. 12x23

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 0

Describe General Characteristics BEFORE alterations: Residential

Number of floors AFTER Alterations: Single story

New structure
1 floor

Describe General Characteristics AFTER alterations:

Residential

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1,466 SF

Proposed Increase in Building Coverage: 498 SF

Square Footage of this Lot: 7,585 SF

Percentage of Coverage of this Lot by Building Area: 25.9 %

Purpose of New Construction:

Please describe:

simple pool house for workout
& pool room w/ outdoor shower 12x23

Vinyl pool 16x32 with pool barrier compliant
fence.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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(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? **NO**

Pools protects open ~~air~~ air space & keep w/ the charm of a safe family friendly community.

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance? **NO**, unfortunately with 20' set backs it restricts the ability to put an appropriate size pool for their family.

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?

They would like a pool big enough to enjoy for family gatherings. This lot is only 50' wide making it difficult for a pool installation w/o variance from side yard setback

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

If yes, please furnish copies.

See attached

AFFIDAVIT

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

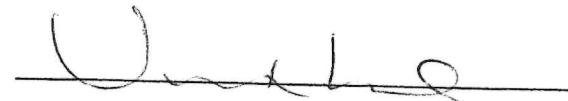
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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 27 day
of March 2025

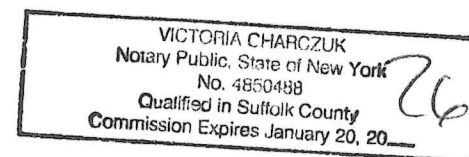
Signature



Owner or Applicant



Notary Public, Suffolk County, New York



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: SHARON RESIDENCE - Pool + Pool House			
Project Location (describe, and attach a location map): 630 3RD ST, GREENPORT			
Brief Description of Proposed Action: installation of a 16'x32 pool and pool house 12x23			
Name of Applicant or Sponsor: JENNIFER DEL VAGLIO 40 EAST END POOL KING		Telephone: 631- [REDACTED] E-Mail: CS@EASTENDPOOLKING.COM	
Address: PO Box [REDACTED]			
City/PO: PECONIC		State: NY	Zip Code: 11958
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: BUILDING DEPARTMENT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.174 acres	
b. Total acreage to be physically disturbed?		0.011 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.174 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,	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 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?	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: <u>water truck mile</u> <u>fill pool</u>	<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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
If Yes, briefly describe: <u>4x6 Drywell</u>			

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>Jennifer DeVoglio</u> Date: <u>3/28/25</u>		
Signature: <u>[Signature]</u>		

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.

☐ 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)

National Flood Hazard Layer FIRMette

72°22'15"W 41°6'44"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

72°21'37"W 41°6'17"N

Basemap Imagery: Google, IIGIS National Map 2012

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- Zone A, V, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone I

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

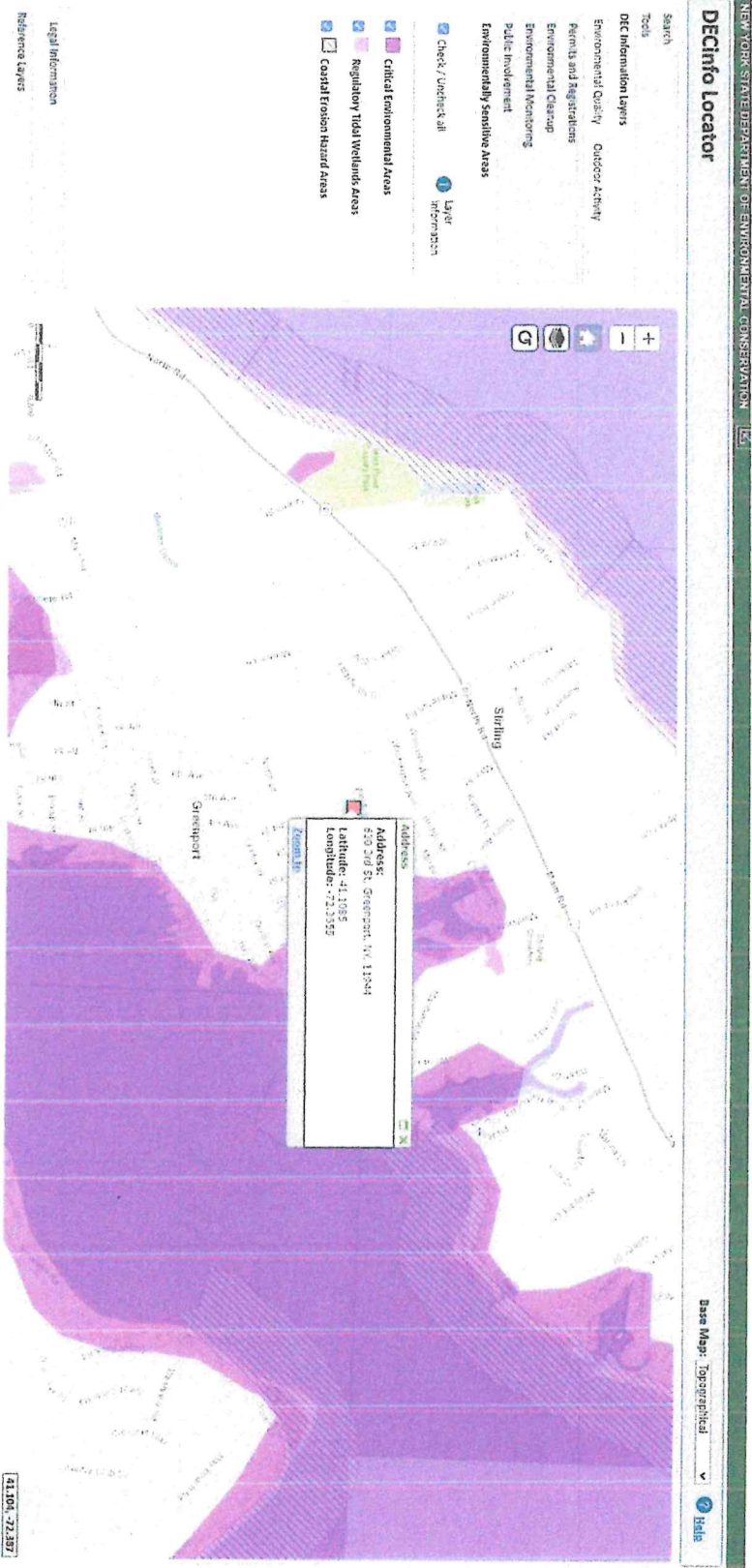
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

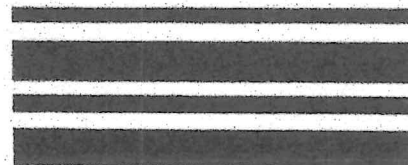
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2025 at 2:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Critical Environmental Area: Sharon Residence – 630 3rd St, Greenport





SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DEED
Number of Pages: 4
Receipt Number: 21-0062748 *ELECTRONICALLY RECORDED*
Transfer Tax Number: 20-26711

Recorded: 3/30/2021
At: 9:51:02 PM
LIBER: D00013097
PAGE: 577

District: 1001
Section: 002.00
Block: 05.00
Lot: 003.000

Deed Amount \$630,000.00
EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
Notation	\$0.00	NO	Cert.Copies	\$0.00	NO
RPT	\$200.00	NO	Mansion Tax	\$0.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Comm.Pres	\$9,600.00	NO
Transfer Tax	\$0.00	NO			
Transfer Tax Number: 20-26711			Fees Paid	\$9,995.00	

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County


Number of pages 4

3/30/2021 9:51:02 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00013097
P 577
20-26711

This document will be public
record. Please remove all
Social Security Numbers
prior to recording.

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
----------------------------	---------------------------	---------------------------

3 FEES	
Page / Filing Fee	20.00
Handling	20.00
TP-584	5.00
Notation	0.00
EA-52 17 (County)	5.00
EA-5217 (State)	125.00
R.P.T.S.A.	200.00
Comm. of Ed.	5.00
Affidavit	
Certified Copy	0.00
NYS Surcharge	15.00
Other	
Sub Total	50.00
Sub Total	345.00
Grand Total	395.00



5	
Mortgage Amt.	
1. Basic Tax	
2. Additional Tax	
Sub Total	
Spec./Assit.	
or	
Spec. /Add.	
TOT. MTG. TAX	
Dual Town	Dual County
Held for Appointment	
Transfer Tax	0.00
Mansion Tax	0.00
The property covered by this mortgage is or will be improved by a one or two family dwelling only. YES or NO	
If NO, see appropriate tax clause on page # of this instrument.	

4	Dist.	Section	Block	Lot	5
					Community Preservation Fund
Real Property Tax Service Agency Verification					Consideration Amount \$630,000.00
21015345 1001-002.00-05.00-003.000					CPF Tax Due \$ 9,600.00
6					
Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO: Fidelity National Title - Riverhead, NY 24 Commerce Drive Riverhead NY 11901					Improved <input checked="" type="checkbox"/> Vacant Land TD 10 TD TD
Mail to: Judith A. Pascale, Suffolk County Clerk 310 Center Drive, Riverhead, NY 11901 www.suffolkcountyny.gov/clerk					7
					Title Company Information
					Co. Name
					Title #

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached DEED made by:
(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

TO

In the TOWN of SOUTHOLD

In the VILLAGE

or HAMLET of

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

1 2

Number of pages

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

FEES

Page / Filing Fee

Handling

20. 00

TP-584

Notation

EA-52 17 (County)

Sub Total

EA-5217 (State)

R.P.T.S.A.

Comm. of Ed.

5. 00

Affidavit

Certified Copy

NYS Surcharge

15. 00

Other

Sub Total

Grand Total



Mortgage Amt.

1. Basic Tax

2. Additional Tax

Sub Total

Spec./Assit.

or

Spec./Add.

TOT. MTG. TAX

Dual Town

Dual County

Held for Appointment

Transfer Tax

Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES or NO

If NO, see appropriate tax clause on page # of this instrument.

4

Dist. 1001

Section 2

Block 5

Lot 3

5

Community Preservation Fund

Real Property
Tax Service
Agency
Verification

Consideration Amount \$

CPF Tax Due

Improved

Vacant Land

TD

TD

TD

6

Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Olsen & Olsen, LLP
P.O. Box 706
Cutchogue, NY 11935

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7

Title Company Information

Co. Name

Fidelity National Title

Title #

7404.9698

8

Suffolk County Recording & Endorsement Page

This page forms part of the attached
by:

(SPECIFY TYPE OF INSTRUMENT)

made

Lois G. Watkins

Michael A. Bancroft

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

TO

Joseph Zisa

Rebecca Sharon

In the TOWN of

Southold

In the VILLAGE

or HAMLET of

Greenport

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, "you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements."

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

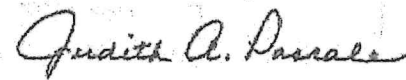
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

dw
2/99

7404-009698

Deed Delivered on December 22, 2020

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 22nd day of December 2020

between Lois G. Watkins, residing at 630 Third Street, Greenport, New York 11944 and Mikel A. Bancroft, residing at 944 Annette Drive, Wantagh, New York 11793

party of the first part, and Joseph Zisa and Rebecca Sharon, as joint tenants with right of survivorship, both residing 505 West 37th Street, Apartment 2610, New York, New York 10018

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ATTACHED (DESCRIPTION OF PREMISES)

BEING AND INTENDED TO BE the same premises described in a deed made by Lois G. Watkins as sole surviving tenant and recorded January 29, 2004, in Liber 12297, at page 915.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Lois G. Watkins


Mikel A. Bancroft

SCHEDULE A-1
(Description of the Land)

For Tax Map ID(s): 1001-002.00-05.00-003.000

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly side of Third Street, distant 100.4 feet southerly from the corner formed by the intersection of the southerly side of Webb Street with the easterly side of Third Street;

RUNNING THENCE North 83 degrees 06 minutes 40 seconds East along land now or formerly of Moran, Fox and Menkes and Atkins, 151.19 feet to land now or formerly of Gonzalez;

THENCE South 6 degrees 48 minutes 10 seconds East along last mentioned land, 50.15 feet to land now or formerly of Labad;

THENCE South 83 degrees 05 minutes 50 seconds West along last mentioned land, 151.17 feet to the easterly side of Third Street;

THENCE North 6 degrees 50 minutes West along the easterly side of Third Street, 50.19 feet to the point or place of BEGINNING.


THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

END OF SCHEDULE A


State of New York)
) ss:
County of Suffolk)

On this 2ND day of DECEMBER 2020, before me, the undersigned, personally appeared Lois G. Watkins, personally known to me or proved to me on the basis of satisfactory evidence to the be individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public William D. Moore
No. 02MO4832728 Comm Exp 3/10/2022
WILLIAM D. MOORE State of New York
Notary Public, State of New York
No. 02MO4832728 Suffolk County
Qualified in Suffolk County
Commission Expires March 10, 2022

State of New York)
) ss:
County of Nassau)

On this 8th day of December 2020, before me, the undersigned, personally appeared Mikel A. Bancroft, personally known to me or proved to me on the basis of satisfactory evidence to the be individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public SHARON E. FURRER
No. 01FU6057800
Comm Exp 5/30/2023
Sharon E. Furrer
Notary Public, State of New York
No. 01FU6057800
Qualified in Suffolk County
Commission Expires May 30, 2023
State of New York
Suffolk County



East End Pool King
46520 Route 48, Southold, NY 11971
P: (631) 734-7600 F: (631) 876-1191
ci@eastendpoolking.com

November 4, 2024

RE: Agent authorization

630 3rd Street, Greenport, NY

TAX MAP ID – 1001-2.-5-3

To the Village of Greenport Building Department and Zoning Board of Appeals,

I, Rebecca Sharon and Joseph Zisa, authorize Eastern End Pools, LLC DBA East End Pool King, LLC

and/or Jennifer Del Vaglio to act as my agent with all governing departments and boards in respect to the applications of our request for approval to construct an in-ground swimming pool and other requested additional work as it may pertain to our property at 630 3rd Street, Greenport, NY 11944. The tax id for the property is 1001-2.-5-3

Thank you very much.

Sincerely,

Rebecca Sharon and Joseph Zisa

CC: Jennifer Del Vaglio - East End Pool King

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:

630 Third Street, Greenport

Area= 7,585 s.f.



Survey of Described Property

situate in the Incorporated

Village of Greenport

Town of Southold

Suffolk County, New York

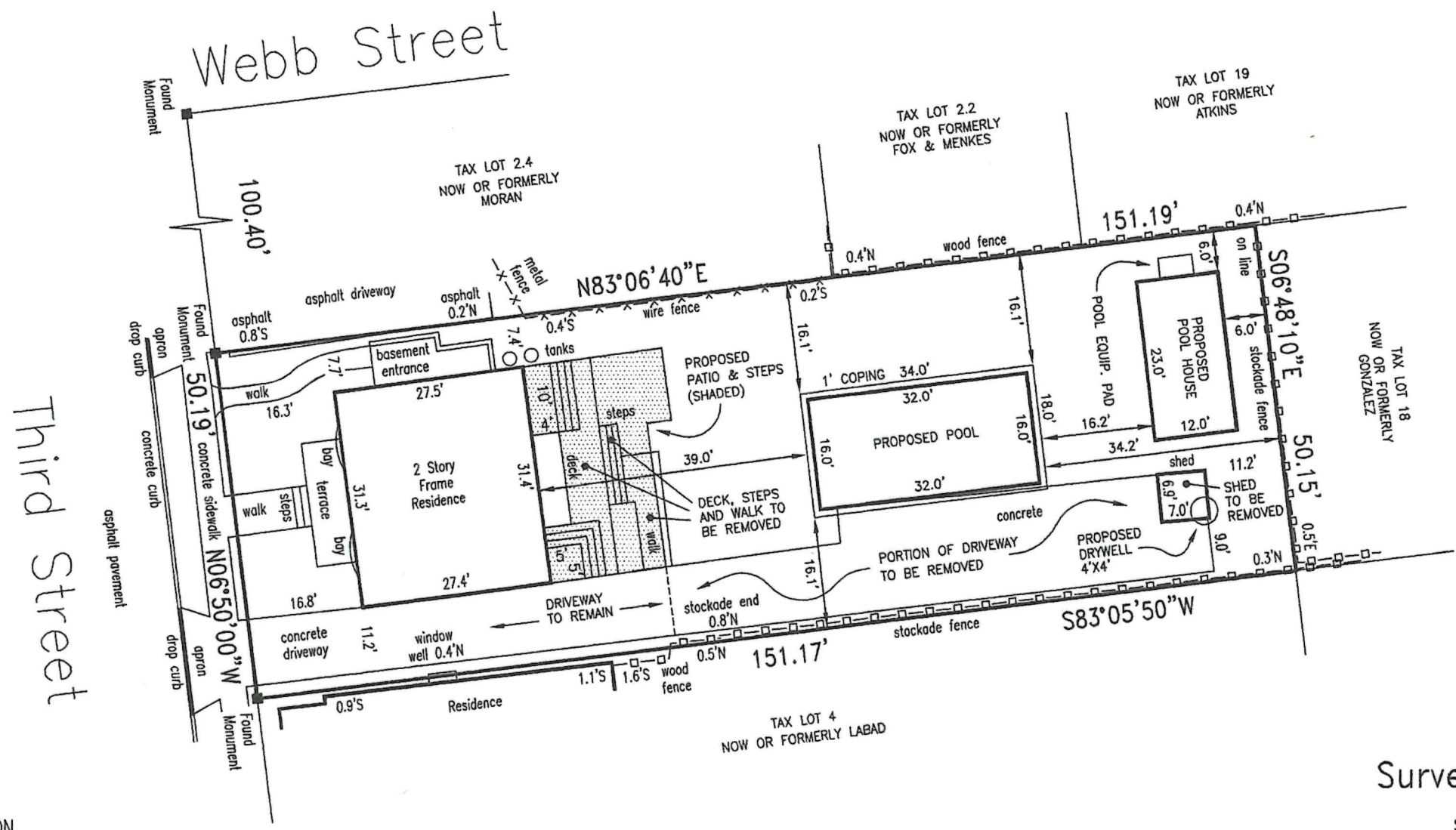
District 1001 Section 2 Block 5 Lot 3

Scale 1"= 20' Surveyed October 20, 2020

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Certified to:

JOSEPH ZISA
REBECCA SHARON
FIDELITY NATIONAL TITLE INSURANCE COMPANY
WELLS FARGO BANK, N.A.

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NUMBER 050871

**87 Woodview Lane
Centereach, N.Y. 11720**

PHONE/FAX: (631) 580-1202

CELLULAR: (631) 766-9714

EMAIL: mikemintolspc@gmail.com



Existing Coverage

Residence= 861 s.f.
Shed= 49 s.f.
Deck & Steps= 338 s.f.
Basement Ent.= 99 s.f.
Terrace & Steps= 116 s.f.

Total= 19.3% 1466 s.f.

Proposed Coverage

Residence= 861 s.f.
Shed= 0 s.f.
Deck= 0 s.f.
Basement Ent.= 99 s.f.
Terrace & Steps= 116 s.f.
Pool= 612 s.f.
Pool House= 276 s.f.

Total= 25.9% 1964 s.f.

RECEIVED

MAR 31 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT