



## Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

### NOTICE OF DISAPPROVAL



E-MAILED

5/31/24

FRANK

MIKE

May 31, 2024

To: Frank Wellendahl

P.O. Box 316

Greenport New York 11944

RECEIVED

JUN 03 2024

PLEASE TAKE NOTICE that your application dated January 29, 2024 and plans dated January 2, 2024 proposed 2 story addition with wood deck at existing property located at 218 Sixth Street, Greenport NY 11944 in the R2 District, is returned herewith and disapproved on the following grounds:

#### **1) Front Yard Setback Requirements.**

##### 150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 17.8 feet.

This would require an area variance of 12.2 feet.

#### **2) Side Yard Setback Requirements.**

##### 150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard setback of 1 inch.

This would require an area variance of 9.9 feet.

#### **3) 150-13 Residence district regulations.**

A. Accessory buildings (b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

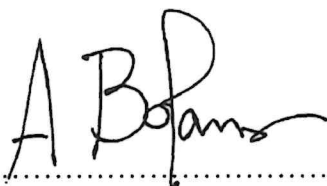
The plans show a accessory building 3.4 feet from the property line.

This would require an area variance of 1.6 feet.

**This application is therefore denied, requiring the above-mentioned area variances.**

The premise to which this application applies to is located at 218 Sixth Street, Greenport NY 11944 in the R2 District.

Map: 1001 Section: 7 Block: 2 Lot: 4

  
.....  
Alex Bolanos  
Date : 05/31/2024  
Code Enforcement Official





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

FEE: ..... APPEAL NO.: .....

DATE ASSIGNED: .....

DATE SUBMITTED: .....

RECEIVED

JUN 03 2024

ZONING BOARD OF APPEALS APPLICATION  
AREA VARIANCE APPLICATION

IS THIS PROPERTY IN THE HISTORIC DISTRICT? ☐ YES ☒ NO

IF YOU ANSWERED YES, COMPLETE FORM-HPC1

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

HOUSE NO. 213 STREET SIXTH STREET, GREENPORT, NY 11944

SCTM 1001 SECTION 07 BLOCK 02 LOT 04 ZONE R-2 LOT  
SIZE 8,320 SF

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR  
DATED \_\_\_\_\_ BASED ON MAP DATED \_\_\_\_\_

APPLICANT(S)/OWNER(S): SANDRA BENEDETTO & ELIZABETH GERTZ

MAILING ADDRESS: [REDACTED], NEW YORK, NY 10019

TELEPHONE: [REDACTED] FAX #: N/A EMAIL: [REDACTED]@gmail.com

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: FRANK HELLENDALH FOR OWNER SEE ABOVE

AGENT'S ADDRESS: [REDACTED], GREENPORT

TELEPHONE: [REDACTED] FAX: N/A EMAIL: [REDACTED]@gmail.com

PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAILED TO, FROM THE NAMES ABOVE:

☐ APPLICANT/OWNER, OR ☒ AUTHORIZED REPRESENTATIVE, OR ☐ OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED 01/02/24 AND DENIED AN APPLICATION DATED 5/31/2024 FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE \_\_\_\_\_ SECTION 150- 12, 12, 13 SUBSECTION \_\_\_\_\_

TYPE OF APPEAL. AN APPEAL IS MADE FOR:  
☒ A VARIANCE TO THE ZONING CODE OR ZONING MAP.  
☐ INTERPRETATION OF THE VILLAGE CODE. ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

A PRIOR APPEAL ☐ HAS, ☒ NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. \_\_\_\_\_ YEAR \_\_\_\_\_  
(PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)



Applicant’s Project Description

APPLICANT: BENEDETTO GERTZ DATE: MAY 31, 2024

I. FOR DEMOLITION OF EXISTING BUILDING AREAS

PLEASE DESCRIBE AREAS BEING REMOVED: 5'-9" x 18'-7" MUDROOM AND  
11'-1" x 18'-7" ROOF TO BE REMOVED, AS WELL AS A PORTION  
OF THE EXISTING DECK

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):  
DIMENSIONS OF FIRST FLOOR (EXTENSION): 5' x 18.3' AND 5' x 18.3' DECK  
DIMENSION OF SECOND FLOOR: N/A  
HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): CA. 23'-0"  
IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT  
(ABOVE GROUND)  
MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: CA. 20"

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).  
NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS: \_\_\_\_\_  
2-STY FRAME HOUSE w/ 1-STY 11'-1" x 18'-4" ADDITION & DECK  
NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: \_\_\_\_\_  
2-STY FRAME HOUSE w/ 1-STY 11'-1" x 16'-1" ADDITION & DECK

III. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:  
EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 1,450 SF  
PROPOSED INCREASE OF BUILDING COVERAGE: 170 SF  
SQUARE FOOTAGE OF YOUR LOT: 8,320 SF  
PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 19.58 %

V. PURPOSE OF NEW CONSTRUCTION: EXT'G MUDROOM RESTRICTS THE  
VIEW OF THE REAR YARD, THE PROPOSED GARDEN  
ROOM ADDITION WILL PROVIDE VISUAL ACCESS TO  
THE REAR YARD

NAME OF OWNER: BENEDETTO GERTZ

REASON FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

AREA VARIANCE REASONS:

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;

The proposed 92 SF 1-story addition is too insignificant to change the character of the neighborhood. It should be considered de minimis in nature.

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;

An area variance is required to improve access to the back yard while converting the unheated mudroom into a more comfortable properly insulated extension of the 1<sup>st</sup> floor.

3. WHETHER THE REQUESTED AREA VARIANCE IS SUBSTANTIAL;

The requested area variance is substantial under the current code. The applicants' dwelling - built in the 1880s - became non-conforming when the new zoning code was enacted.

4. WHETHER THE REQUESTED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT;

Due to the relatively small proposed 5ft extension of the 1-story portion of the dwelling a variance relief in this community will not produce a negative impact on the physical or environmental conditions in the neighborhood.

5. WHETHER THE ALLEGED DIFFICULTY WAS 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.

Many houses in the Village of Greenport located very close to the lot line face the same difficulty due to the current zoning code, however, the owners of this application have no other choice other than requesting an area variance if they want to improve their home as proposed.

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND: ☒ NO. ☐ YES. (PLEASE FURNISH COPY).

SIGNATURE OF APPELLANT OR AUTHORIZED AGENT

FRANK WELLENDAHL

PRINT NAME

(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF 3rd OF June, 2024

[Signature]  
NOTARY PUBLIC

DEBORAH A. WOJCIK  
Notary Public, State of New York  
No. 4990159  
Qualified in Suffolk County  
Commission Expires Dec. 30, 2025

**Zoning Board of Appeals Application Authorization**

WHERE THE APPLICANT IS NOT THE OWNER

I, \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
(PRINT PROPERTY OWNER'S NAME) (MAILING ADDRESS)

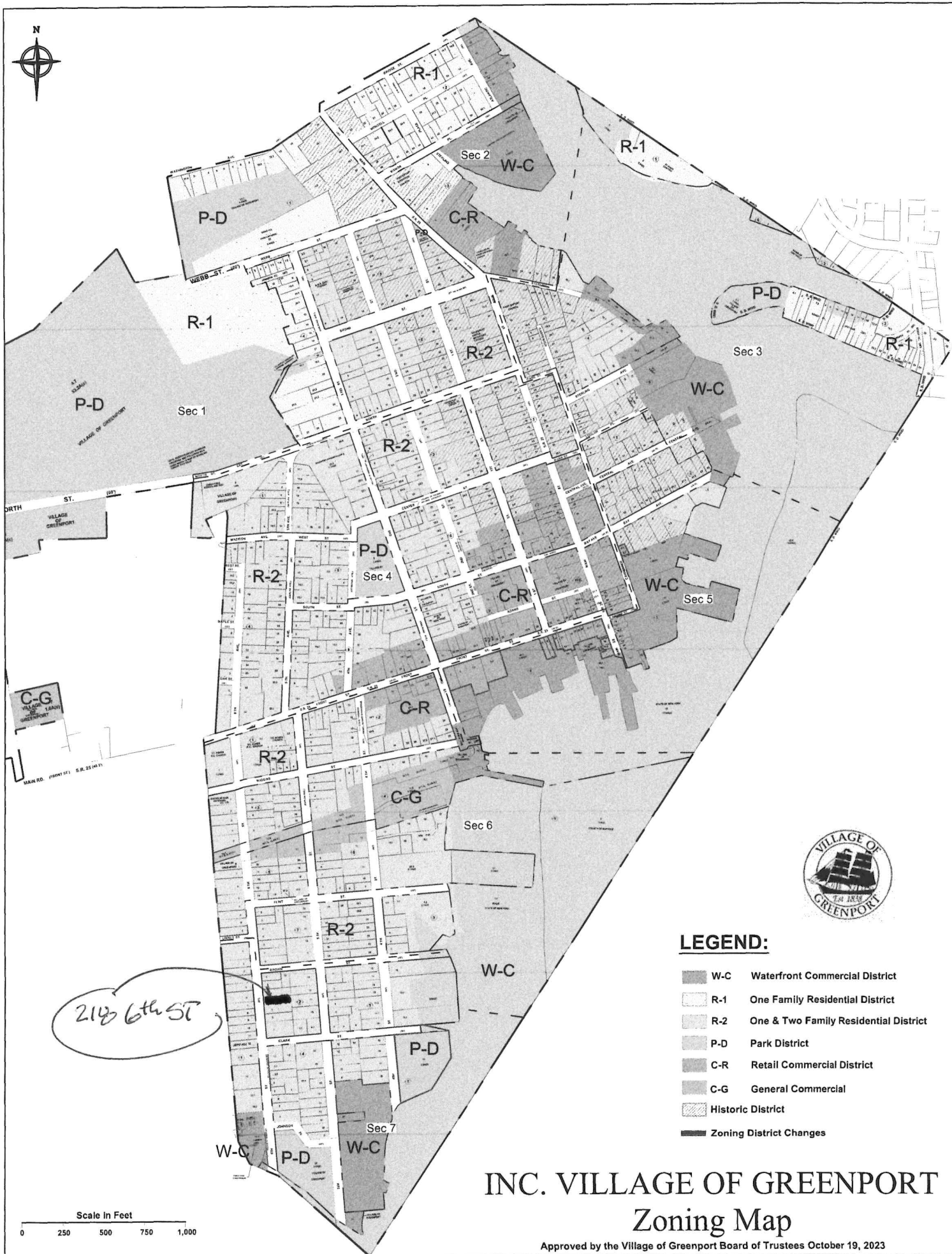
DO HEREBY AUTHORIZE FRANK WELLENDAHL RA  
(AGENT)

TO APPLY FOR VARIANCE(S) ON MY BEHALF FROM THE GREENPORT VILLAGE ZONING BOARD OF APPEALS.

THE PROPERTY IS LOCATED AT 218 SIXTH ST, GREENPORT, NY.

SCTM # 1001- 07-02-04

Sandra Benedetto Elizabeth Geriz  
(OWNER'S SIGNATURE)  
Sandra Benedetto ELIZABETH GERIZ  
(PRINT OWNERS NAME)



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: THE BENEDETTO GERTZ RESIDENCE			
Project Location (describe, and attach a location map): 218 6 <sup>th</sup> ST BETWEEN BROWN ST & CLARK ST.			
Brief Description of Proposed Action: 5' EXTENSION OF THE EXT'G 1-STY PORTION OF THE DWELLING w/ NEW ROOF. 5' EXTENSION OF THE EXT'G DECK			
Name of Applicant or Sponsor: BENEDETTO GERTZ		Telephone: [REDACTED]	
		E-Mail: [REDACTED] B.Gmail.com	
Address: [REDACTED] NEW YORK, NY 10019			
City/PO: NEW YORK		State: NY	Zip Code: 10019
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: BUILDING PERMIT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.191 acres	
b. Total acreage to be physically disturbed?		0.018 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.191 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: <u>PROPOSED INSULATION R-VALUES EXCEED</u> <u>THE PASSED RES CHECK</u>	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 checked="" type="checkbox"/>	YES <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 <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 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 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/> YES <u>RUNOFF WILL BE DIRECTED</u> <u>TO A NEW 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>FRANK LIEUENDAHK</u> Date: <u>5/31/2024</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.

☐

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

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Title of Responsible Officer

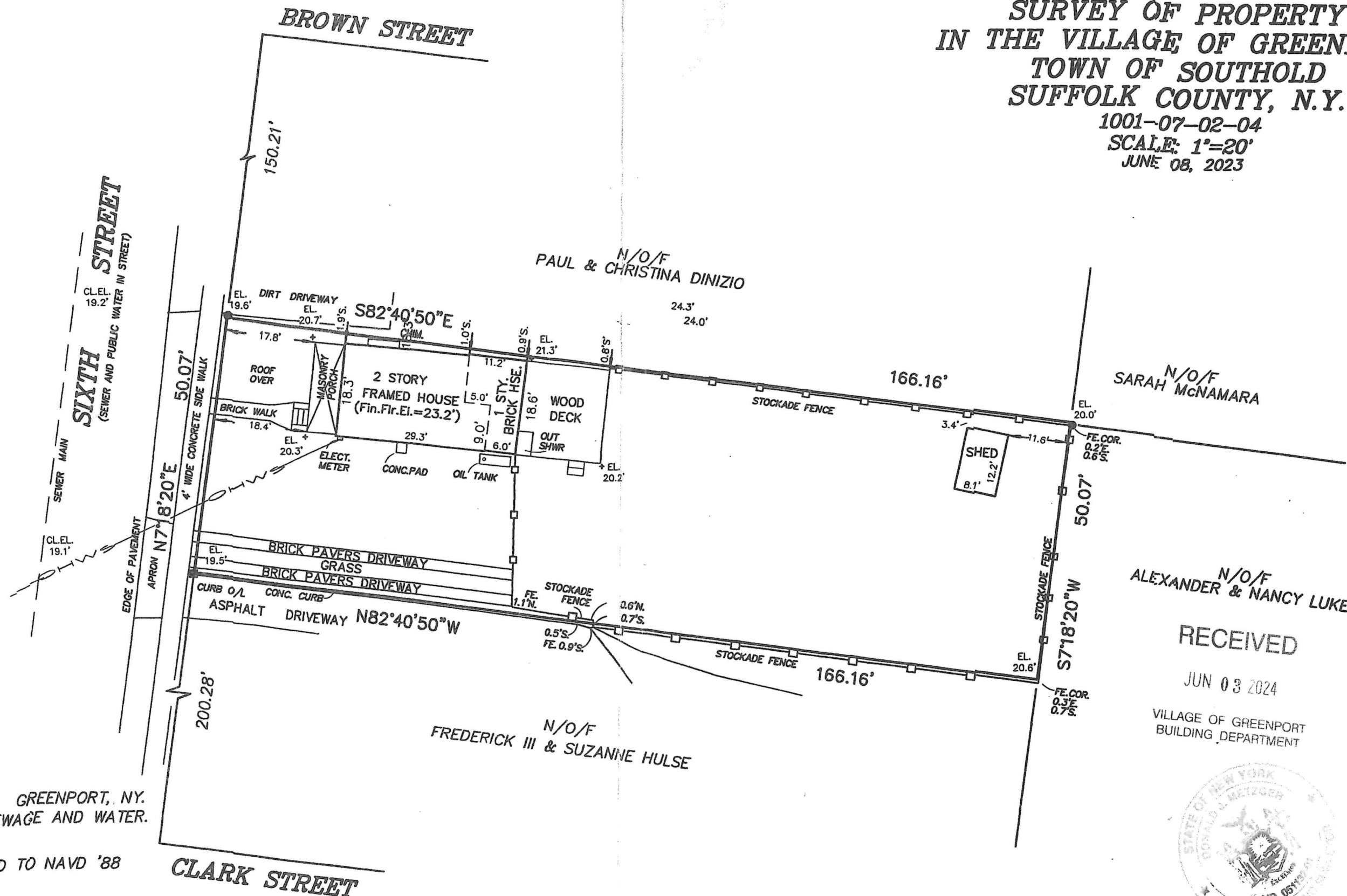
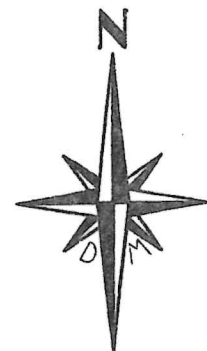
Signature of Preparer (if different from Responsible Officer)

**SURVEY OF PROPERTY  
IN THE VILLAGE OF GREENPORT  
TOWN OF SOUTHOLD  
SUFFOLK COUNTY, N.Y.**

1001-07-02-04

SCALE: 1"=20'

JUNE 08, 2023



PREMISES: 218 6th STREET, GREENPORT, N.Y.  
ON VILLAGE OF GREENPORT SEWAGE AND WATER.

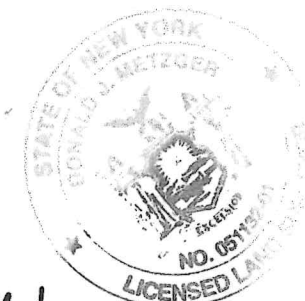
ELEVATIONS ARE REFERENCED TO NAVD '88

■ = MONUMENT

● = PIPE

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION  
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
EXCEPT AS PER SECTION 7209-SUBDIVISION 2. ALL CERTIFICATIONS  
HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF  
SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR  
WHOSE SIGNATURE APPEARS HEREON.

AREA=8,320 SQ. FT.



RECEIVED

JUN 03 2024

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

*Paul M. [Signature]*

N.Y.S. LIC. NO. 49618  
N.Y.S. LIC. NO. 051132-01

PECONIC SURVEYORS, P.C.  
(631) 765-5020 FAX (631) 765-1797  
Email: peconicsurvey@optonline.net  
P.O. BOX 909  
1230 TRAVELER STREET  
SOUTHOLD, N.Y. 11971

23-021

DESIGN CRITERIA:

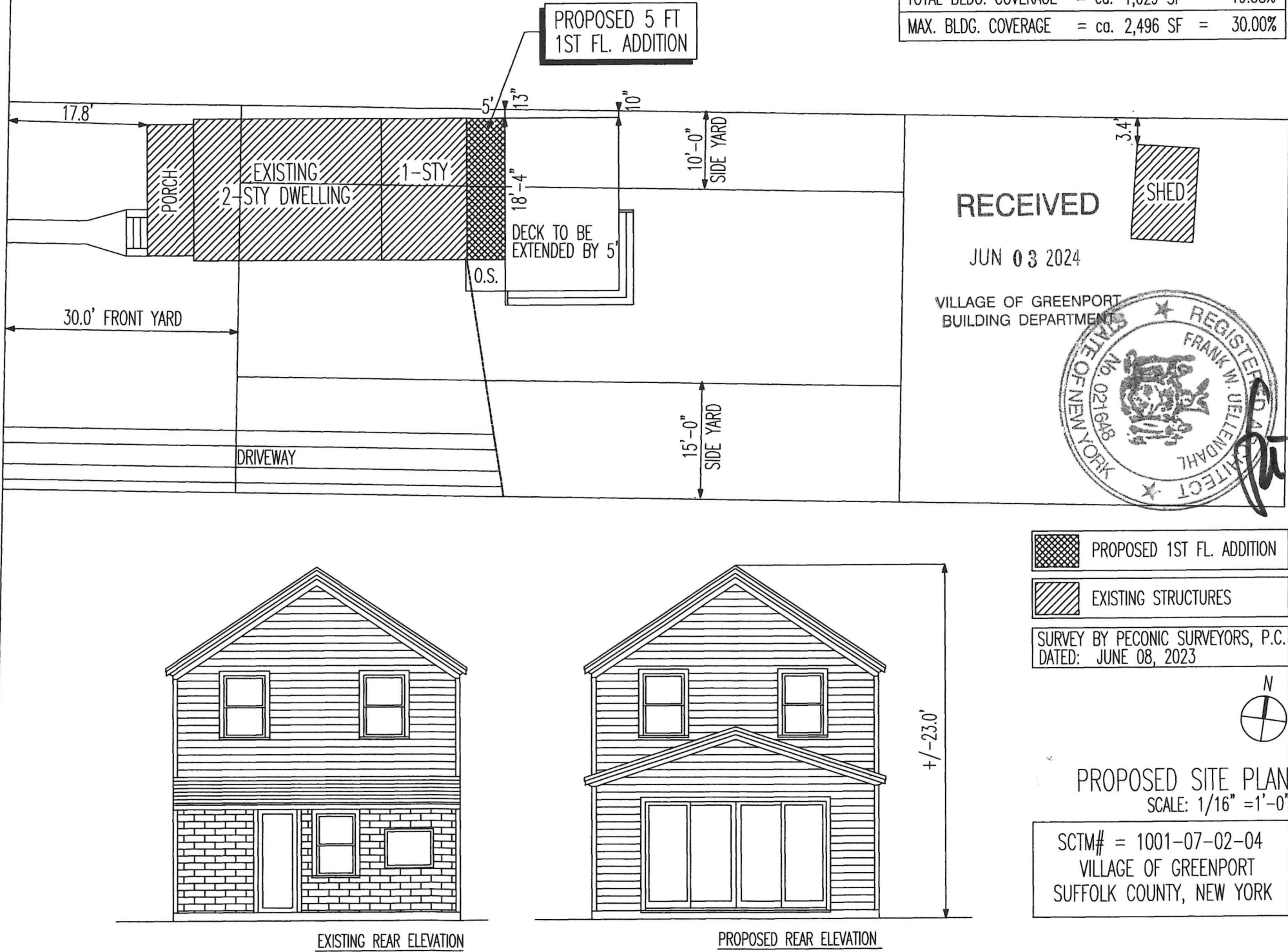
GROUND SNOW LOAD - 45 PSF.  
LIVING AREAS AND DECKS - 40 PSF.  
SLEEPING AREA - 30 PSF.  
WIND SPEED - 130 MPH  
SEISMIC DESIGN CATEGORY - B  
WEATHERING - SEVERE  
FROST LINE DEPTH - 36"  
TERMITE - MODERATE TO HEAVY  
DECAY - SLIGHT  
ICE SHIELD UNDERLAYMENT REQUIRED - YES

DESIGN IN ACCORDANCE WITH AMERICAN FOREST  
PRODUCTS WOOD FRAME CONSTRUCTION MANUAL  
FOR 1&2- FAMILY HOUSE - PRESCRIPTIVE DESIGN METHOD

GENERAL NOTES

- ALL WORK MATERIAL, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE 2020 NYS RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS PER COMPLIANCE CERTIFICATE DATED 02/28/23
- ALL CONCRETE SHALL BE STONE AGGREGATE WITH A MINIMUM 28 DAY STRENGTH OF 3000 PSI
- ALL LUMBER SHALL BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE #2 OR BETTER.
- PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS, POSTS AND PARALLEL PARTITIONS, EXCEPT AS NOTED ON DRAWING.
- BRIDGING TO BE PROVIDED FOR ALL JOISTS AND FLOOR BEAMS. SPACING NOT TO EXCEED 8.0 FT.
- ALL DIMENSIONS AND GRADE CONDITIONS TO BE VERIFIED BY CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION AND ORDERING OF MATERIALS. THIS FOUNDATION HAS BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF TWO (2) TSF AND GRADES LESS THAN 5%. CONTRACTOR SHALL VERIFY THAT THESE CONDITIONS ARE MET. ALL FILL BENEATH CONCRETE SLABS TO BE COMPACTED TO 95% RELATIVE DENSITY.
- ALL HEADERS 6.0 FT IN LENGTH AND OVER TO BE SUPPORTED BY DOUBLE UPRIGHTS, 9.0 FT AND OVER BY TRIPLE UPRIGHTS. ALL HEADERS TO BE MINIMUM OF 2-2x8 OR AS SHOWN ON DRAWING.
- PROVIDE FIRESTOPPING AT ALL LEVEL PENETRATIONS
- PROVIDE FLASHING AT ALL ROOF BREAKS, CHIMNEYS, SKYLIGHTS, EXTERIOR DOORS, WINDOWS AND DECKS ETC..
- DO NOT SCALE DRAWINGS.
- DESIGN CONSULTANTS OR RECORD ARCHITECT-ENGINEER ARE NOT RESPONSIBLE FOR THE INSPECTION, SUPERVISION, OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT. FEDERAL, STATE AND LOCAL ZONING AND BUILDING CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING IS AN INSTRUMENT PREPARED TO FACILITATE CONSTRUCTION AND SHALL NOT BE CONSTRUED AS A CONTRACT BETWEEN BUILDER AND OWNER.
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
- ENGINEER TO BE NOTIFIED IN WRITING OF ALL CHANGES PRIOR TO AND DURING CONSTRUCTION.
- ELECTRICAL AND MECHANICAL COMPONENTS TO BE DESIGNED AND SPECIFIED BY OTHERS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSURANCE NECESSARY TO PROTECT THE ENGINEER AND OWNER.
- DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FLOOR SYSTEM INSTALLATION IS COMPLETE.

SIXTH STREET



AREA SUMMARY		
LOT AREA	= ca. 8,320 SF	= 100.00%
EXIST'G DWELLING	= ca. 1,081 SF	
ADDED COVERAGE	= ca. 170 SF	
EXIST'G SHED	= ca. 99 SF	
EXIST'G DECK	= ca. 279 SF	
TOTAL BLDG. COVERAGE	= ca. 1,629 SF	= 19.58%
MAX. BLDG. COVERAGE	= ca. 2,496 SF	= 30.00%

RENOVATION PROJECT

**BENEDETTO**

**GERTZ**

**RESIDENCE**

GREENPORT, NY

218 SIXTH STREET

ARCHITECT

FRANK UELLEND AHL  
P.O.BOX 316  
GREENPORT, NY 11944

OWNERS

SANDRA BENEDETTO  
& ELIZABETH GERTZ  
NEW YORK, NY 10019

DATE: 05/31/2024  
SCALE: 1/16" = 1'-0"

SITE PLAN  
DESIGN CRITERIA  
GENERAL NOTES

DWG. NAME

DWG. NO A-1

BUILDING PERMIT APPLICATION



RECEIVED

JUN 03 2024

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

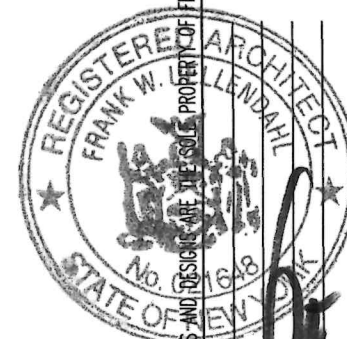
### FOUNDATION NOTES

STRENGTH = 3000 PSI AT 28 DAY ASTM C-94  
READY MIX CONCRETE.  
ALL FOOTINGS, FOUNDATIONS, ETC SHALL REST ON  
UNDISTURBED SOIL.  
ALL FOOTINGS AND FOUNDATIONS SHALL BE FORMED.

### CRAWL SPACE FOUNDATION

3/4" SUBFLOOR, NAILED AND GLUED  
2X10 FLOOR JOISTS @ 16" O.C.  
R-19 BATT INSULATION  
2"x6" TREATED SILL  
3" CONCRETE DUST COAT ON  
6 MIL POLY VAPOR BARRIER ON COMP. GRAVEL  
8" POURED CONCRETE WALL  
1'-4" X 8" POURED CONCRETE FOOTING WITH  
3-#4 REBARS - 3" ABOVE BOTTOM OF FOOTING  
5/8"x12" ANCHOR BOLTS @ 4'-0" O.C.  
2" RIGID FOAM INSULATION ON INTERIOR WALL  
BITUMINOUS DAMPPROOFING TO GRADE  
SILL SEAL  
TERMITE SHIELD

 NEW WALL  
 EXISTING WALL



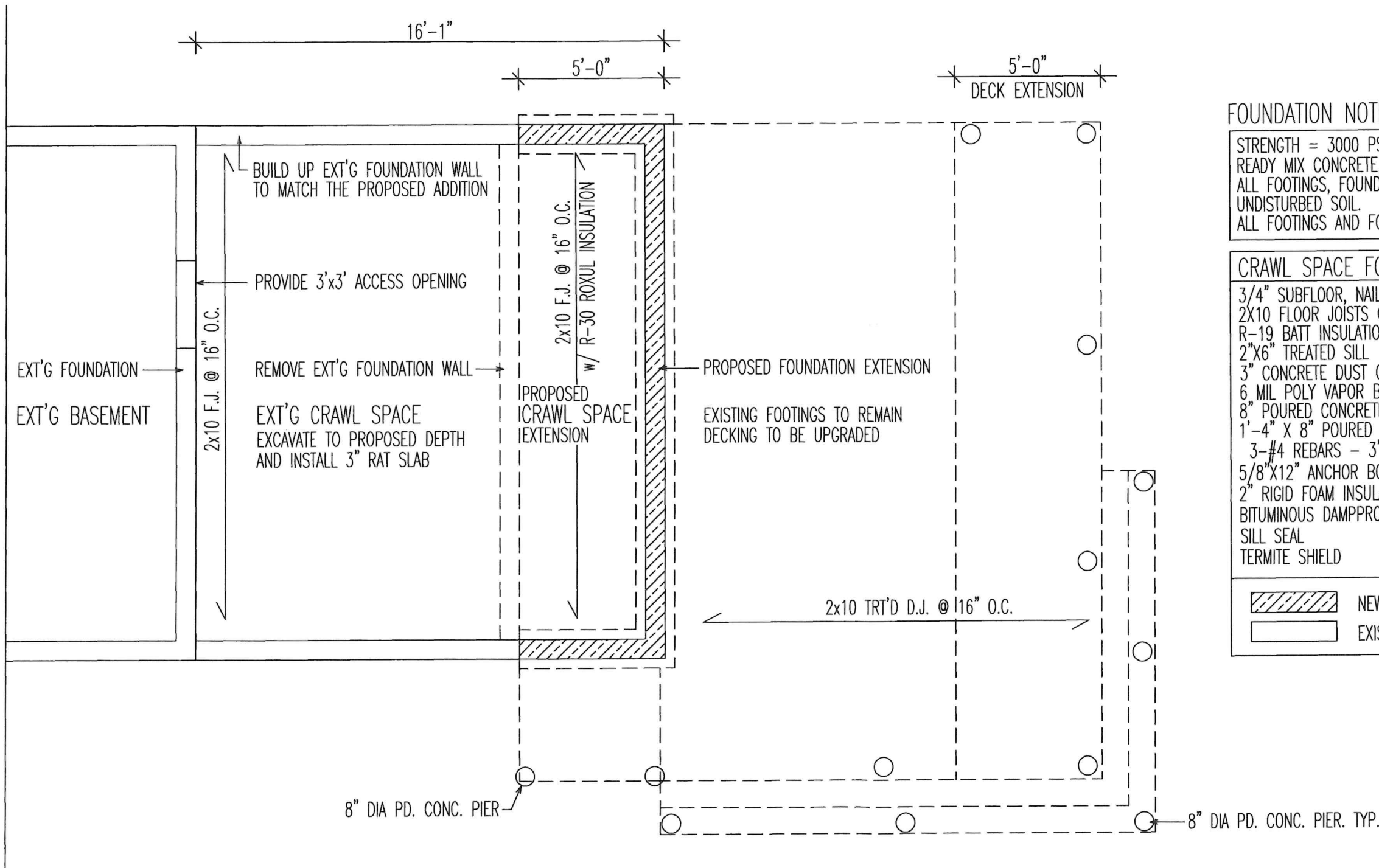
DATE: 05/31/2024  
SCALE: 1/4" = 1'-0"

PROPOSED  
FOUNDATION PLAN

DWG. NAME

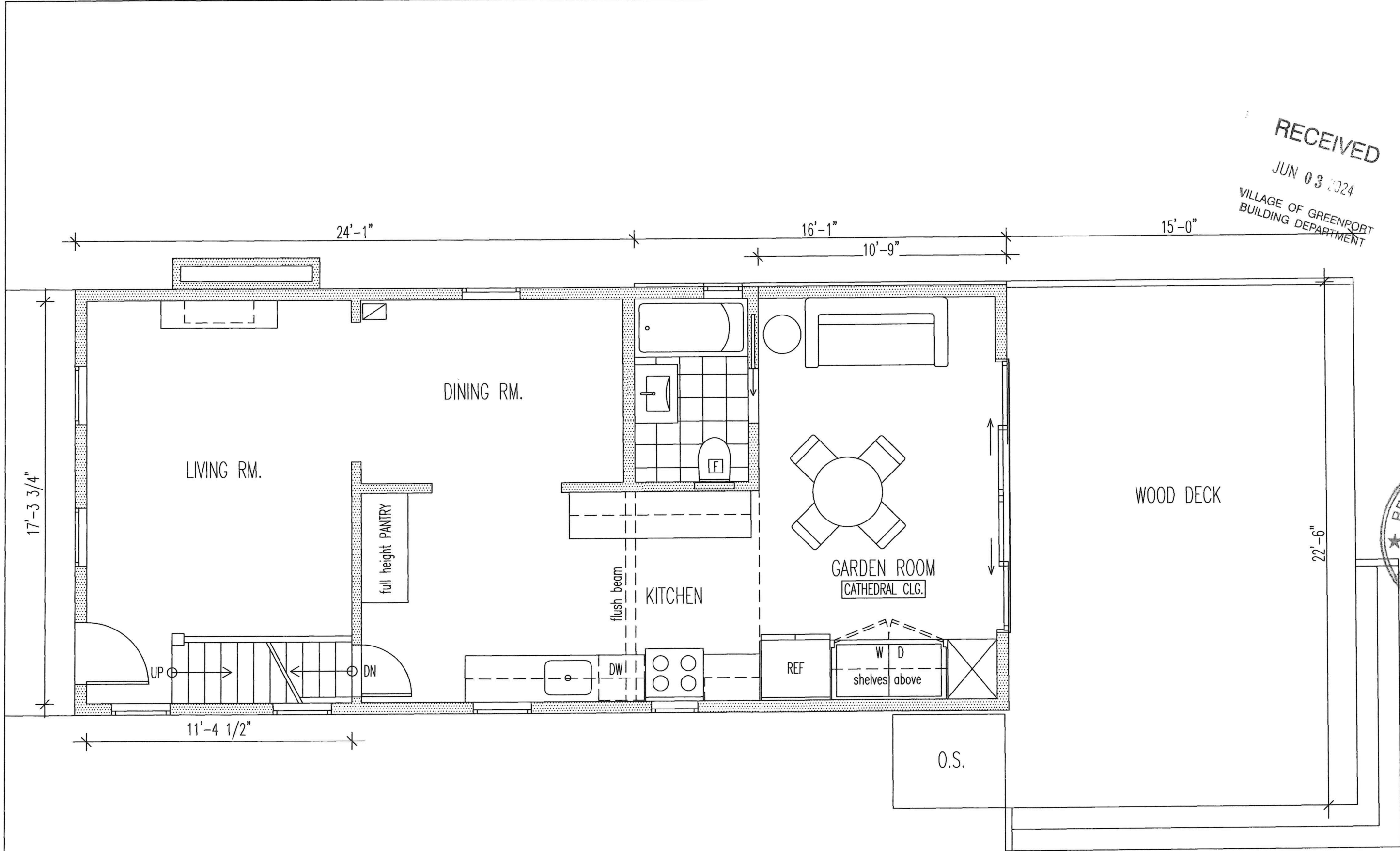
A-3

DWG. NO



PROPOSED FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



PROPOSED 1ST FLOOR PLAN

RECEIVED  
JUN 03 2024  
VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

**BENEDETTO**  
**GERTZ**  
RESIDENCE

GREENPORT, NY  
218 SIXTH STREET

ARCHITECT  
FRANK UELLEND AHL  
P.O. BOX 316  
GREENPORT, NY 11944

OWNERS  
SANDRA BENEDETTO  
& ELIZABETH GERTZ  
NEW YORK, NY 10019

REGISTERED ARCHITECT  
FRANK W. UELLEND AHL  
STATE OF NEW YORK  
02168

DATE: 05/31/2024  
SCALE: 1/4" = 1'-0"

PROPOSED  
1ST FLOOR PLAN

DWG. NAME  
A-4

DWG. NO

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RECEIVED

JUN 08 2024

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

RENOVATION  
PROJECT

**BENEDETTO**

**GERTZ**

**RESIDENCE**

GREENPORT, NY  
218 SIXTH STREET

ARCHITECT

FRANK UELLEND AHL  
P.O. BOX 316  
GREENPORT, NY 11944

OWNERS

SANDRA BENEDETTO  
& ELIZABETH GERTZ  
NEW YORK, NY 10019



DATE: 05/31/2024  
SCALE: 3/8" = 1'-0"

CROSS SECTION

DWG. NAME

A-6

DWG. NO

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### ROOF CONSTRUCTION

30 YR ARCH'L GRADE ROOF SHINGLE ON 15 LBS BIT. FELT  
IN 130MPH REGION: 6 NAILS PER SHINGLE REQU'D  
FOLLOW MANUFACTURER'S GUIDELINES FOR INSTALLATION  
SHINGLES TO MATCH EXISTING  
5/8" CDX PLYWOOD SHEATHING  
2x8 ROOF RAFTERS @ 16" O.C.  
w/ R-46 CLOSED CELL SPRAY FOAM INSULATION  
ROOF IS UNVENTED  
5/8" GWB AT CATHEDRAL CEILING

### WALL CONSTRUCTION

1/2" GYPSUM BOARD  
2x6 STUD WALL @ 16" O.C.  
R-23 STONE WOOL INSULATION  
5/8" CDX PLYWOOD SHEATHING  
WATERPROOFING MEMBRANE: BLUESKIN VP100 BY HENRY  
RED CEDAR SIDING TO MATCH EXISTING  
ALL EXTERIOR TRIM TO BE VERSATEX PRODUCTS:  
WINDOW TRIM, CORNER BOARDS, BEAD-BOARD SOFFITS  
ALL 2x4 INTERIOR STUD WALLS @ 16" O.C.  
with SOUND INSULATION

### FLOOR

3/4" HW FLOOR: 3" WHITE OAK, STAINED TO MATCH EXISTING  
3/4" T&G PLYWOOD SUBFLOOR, NAILED AND GLUED  
2x10 F.J. @ 16" O.C. w/ BRIDGING  
R-30 STONE WOOL INSULATION (e.g. ROXUL)

### CRAWL SPACE FOUNDATION

2"x6" TREATED SILL  
3" CONCRETE SLAB  
6 MIL POLY VAPOR BARRIER ON COMP. GRAVEL  
8" POURED CONCRETE WALL OR CMU  
1'-4"x 8" POURED CONCRETE FOOTING WITH  
3-#4 REBARS - 3" ABOVE BOTTOM OF FOOTING  
5/8"x12" ANCHOR BOLTS @ 4'-0" O.C.

GUTTERS AND LEADERS TO BE CONNECTED TO NEW  
DRY WELL

### SECTION A-A

