



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

**REVISED**

FROM: Village of Greenport Building Department  
APPLICANT: Nicole Murch  
ADDRESS: 417 Clark Street  
SCTM: 1001:007:005:014  
DATE: March 6, 2025

**RECEIVED**

MAR 06 2025

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

The building permit application for the construction of an ADDITION at the above-mentioned premises has been denied for the following reasons:

**MAIN HOUSE:**


- The proposed FRONT YARD SETBACK is 3.3' where 30' is required; therefore a 26.7' variance is required.
- The proposed EAST SIDE YARD SETBACK is 8.7' where 10' is required; therefore a 1.3' variance is required.
- The proposed BOTH SIDE YARDS SETBACK is 19.5' where 25' is required; therefore a 5.5' variance is required.

**BARN IN REAR YARD:**

- The proposed height of the barn is 19.5' where 15' is required; therefore a 4.5' variance is required.
- The proposed EAST SIDE YARD SETBACK is .09' where 5' is required; therefore a 4.1' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 2.3' where 5' is required; therefore a 3.7' variance is required.

**LOT COVERAGE:**

- The proposed LOT COVERAGE is 33% where 30% is required; therefore a 3% variance is required.

  
George Pfrinder  
Building Inspector



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## ZONING BOARD OF APPEALS NOTICE OF DISAPPROVAL

FROM: BUILDING DEPARTMENT

APPLICANT: Nicole Murch

ADDRESS: 417 Clark Street

SCTM: 1001:007:005:014

DATE: February 13, 2025


The building permit application for the construction of an ADDITION at the above-mentioned premises has been denied for the following reasons:

### MAIN HOUSE:

- The proposed FRONT YARD SETBACK is 3.3' where 30' is required; therefore a 26.7' variance is required.
- The proposed EAST SIDE SETBACK is 8.7' where 10' is required; therefore a 1.3' variance is required.
- The proposed BOTH SIDE YARDS SETBACK is 19.5' where 25' is required; therefore a 5.5' variance is required.

### BARN IN REAR YARD:

- The proposed height of barn is 19.5' where 15' is required; therefore a 4.5' variance is required.
- The proposed EAST SIDE YARD SETBACK is .09' where 5' is required; therefore a 4.1' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 2.3' where 5' is required; therefore a 3.7' variance is required.

  
George Pfriend  
Building Inspector



**ZONING BOARD OF APPEALS APPLICATION**

**AREA VARIANCE**

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application 3/28/2025

RECEIVED

MAR 04 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)**

Nicole	Murch		
First Name	Last Name	Business Name, if applicable	
417 Clark Street	Greenport	NY	11944
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]	@hotmail.com	
Phone #	E-Mail Address		

**CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

Joe	Bocci	Curate I Build	
First Name	Last Name	Business Name, if applicable	
PO Box [REDACTED]	Shelter Island	NY	11964
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]	[REDACTED]	
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: 07 Block: 05 Lot 14

Street Address: 417 Clark 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**

236 Third Street, Greenport, New York, 11944  
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The Code Official reviewed and denied an application dated 1/11/2025 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: VI Section: 150 - 13 Subsection: A

**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:  
  
Remove sunroom walls and rear entrance porch at first floor for replacement.  
Remove front porch for replacement.  
Remove partitions, bathroom, structural framing, and roof at second floor for replacement.

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

Dimensions of First Floor (Addition/Extension): 1,504 sf existing / 1,515 sf proposed  
Dimensions of Second Floor: 587 sf existing / 980 sf proposed  
Height (from finished grade to top of ridge): 23 - Feet, 1 - Inches No change to existing height  
**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:  
2 - Feet, 2 - Inches.



## **ZONING BOARD OF APPEALS APPLICATION**

### **AREA VARIANCE**

236 Third Street, Greenport, New York, 11944

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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:

Existing two-story single family residence with basement, and separate barn structure.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Two story single-family residence with basement, and existing separate barn structure.

##### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 1,504 SF

Proposed Increase in Building Coverage: 11 SF

Square Footage of this Lot: 4,602 SF

Percentage of Coverage of this Lot by Building Area: 33 %

##### **Purpose of New Construction:**

*Please describe:* Replacement of degraded construction elements, new front porch, revised rear entry porch, reconfiguration of existing second floor with addition over sunroom for new bedroom, new bathroom, new roof.  
Existing detached barn to remain.



## **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?**

No

**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?**

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 of 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 26<sup>th</sup> day  
of February 20 25

  
\_\_\_\_\_

Notary Public, Suffolk County, New York  
Charleston, South Carolina

Signature   
Owner or Applicant

MARKITA TERESE WILLIAMS  
Notary Public - State of South Carolina  
My Commission Expires July 27, 2033

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.

<b>Part 1 - Project and Sponsor Information</b> Nicole Murch Residence 417 Clark Street Greenport NY 11944			
Name of Action or Project: 417 Clark Street Residence			
Project Location (describe, and attach a location map): 417 Clark Street Greenport NY 11944 SCTM #1001-07-05-14			
Brief Description of Proposed Action: Renovation and addition to existing two-story single-family residence. Replacement of degraded construction elements, new front porch, revised rear entry porch, reconfiguration of existing second floor with addition over sunroom for new bedroom, new bathroom, new roof. Existing detached barn to remain.			
Name of Applicant or Sponsor: Nicole Murch		Telephone: 701 560 9890 E-Mail: nicolemurch@hotmail.com	
Address: 417 Clark 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? 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: Zoning Board of Appeals, Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.106 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.106 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near 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? If the proposed action will exceed requirements, describe design features and technologies: Improvement of historic structure to meet 2020 ECCCNY	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 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES			



	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)

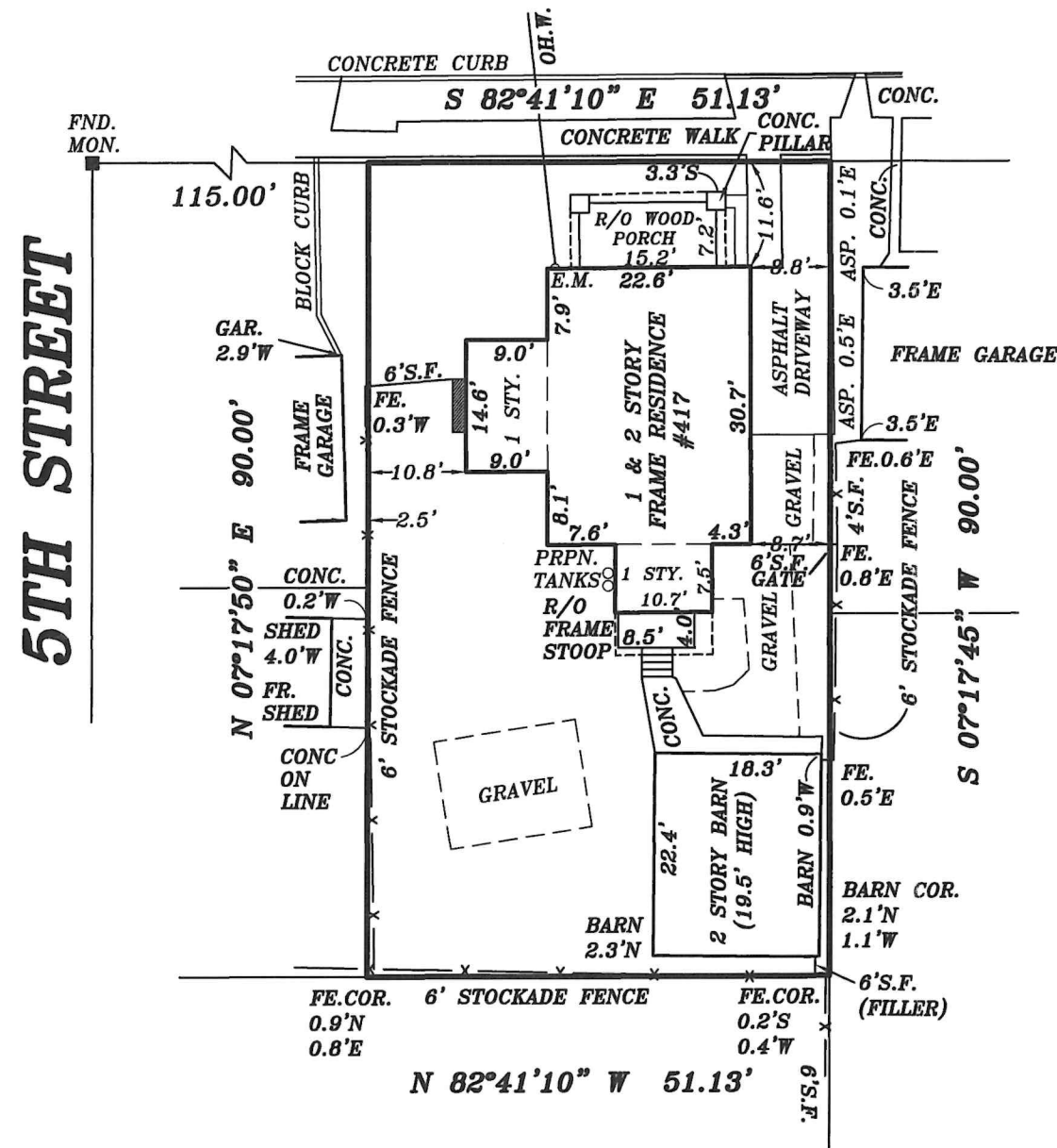


RECEIVED  
MAR 04 2025  
VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

**SURVEY OF DESCRIBED PROPERTY  
SITUATE AT  
VILLAGE OF GREENPORT  
TOWN OF SOUTHOLD  
SUFFOLK COUNTY, NEW YORK**

**S.C.T.M. No. 1001-07-05-14**  
**LOT AREA = 4,602 S.F.**

ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.



SECCAFICO LAND SURVEYING PC

500 Montauk Highway  
Moriches, New York 11955

Phone: (631) 878-0120 Phone (631) 728-5330

pseccafico@optonline.net

Pat C. Seccafico. PLS      Pat T. Seccafico. PLS

NYS Lic. No. 051040      NYS Lic. No. 049287

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**PROJECT No. 64745**

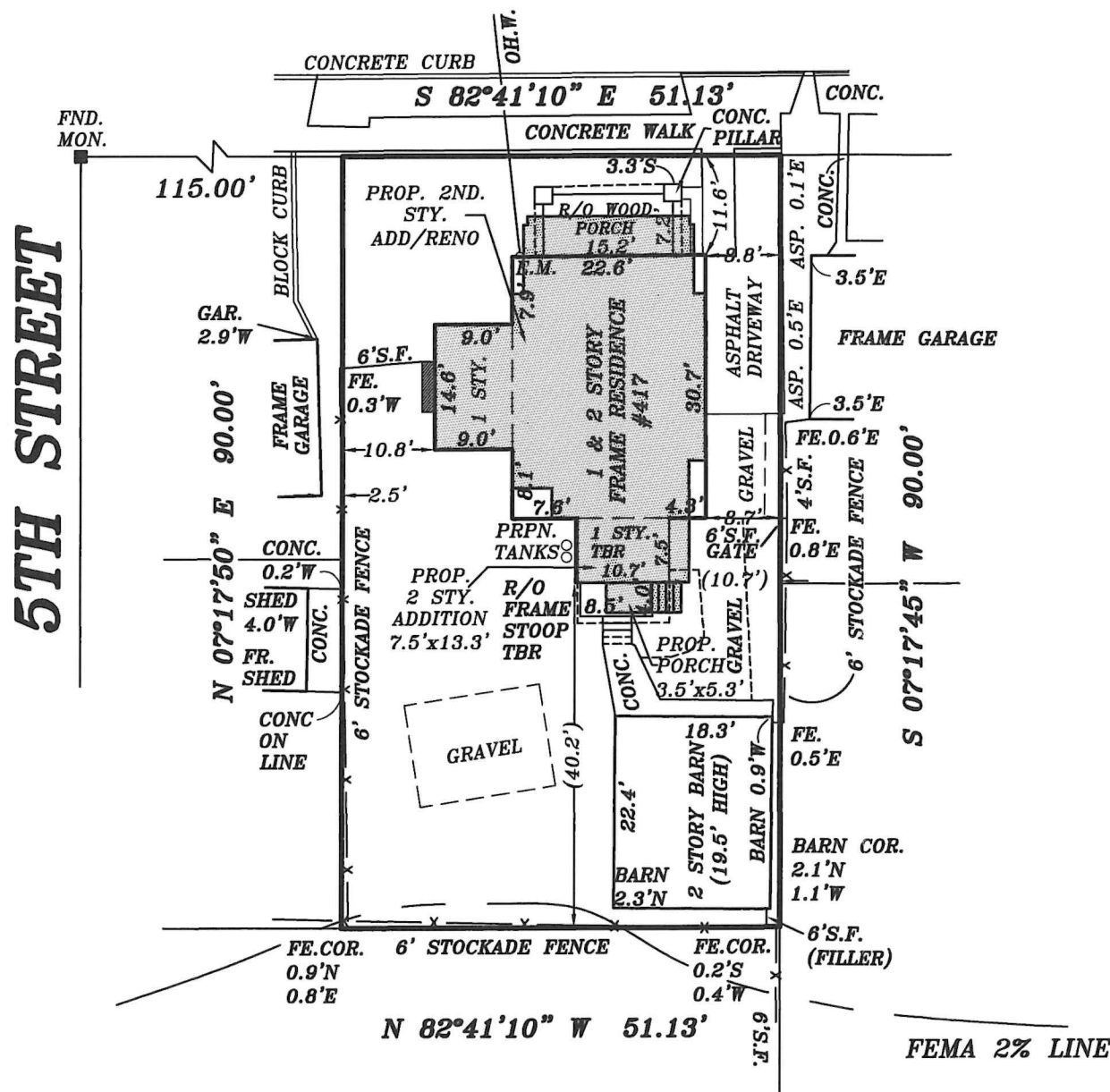
**SCALE: 1" = 20'**

**DATE: 05/24/2024**





# CLARK STREET (50' WIDE)



RECEIVED  
MAR 04 2025  
VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

## SURVEY OF DESCRIBED PROPERTY SITUATE AT VILLAGE OF GREENPORT TOWN OF SOUTHOLD SUFFOLK COUNTY, NEW YORK

S.C.T.M. No. 1001-07-05-14  
LOT AREA = 4,602 S.F.  
TBR = TO BE REMOVED

FEMA MAP NO. 36103C0176H

THIS PROPERTY DOES NOT LIE IN A FEMA FLOOD ZONE. HOWEVER, IT IS IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OD 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. (ZONE X)

EXISTING BUILDING COVERAGE: 1,504 S.F.  
PROPOSED BUILDING COVERAGE: 1,515 S.F.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED

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 SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY.

ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

## SECCAFICO LAND SURVEYING PC

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Moriches, New York 11955  
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PROJECT No. 64745

SCALE: 1" = 20'

REVISED: 02/14/2025 (BUILDING COVERAGE)  
DATE: 05/24/2024

