



236 THIRD STREET
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villageofgreenport.org

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TREASURER
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EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

January 8, 2026

Planning Board
Village of Greenport
236 Third Street
Greenport, NY 1944

I've reviewed the Fire Department comments and have notified Robert Brown Architect and Mike Noone (Secretary to the Boards) of the following:

In reference to the email dated December 8, 2025 at 9:58 am, the following points need to be addressed before a Building Permit will be issued:

- The alarm panel should be placed where the Fire Department has direct access to it
- An update on the sprinkler system
- Additional egress. The applicant agreed to add ladders off the balcony
- The width of the staircase and landing. The Chiefs want to be sure there is enough room for a chair and crew in the stairwell during a rescue call

Thank you,


George Pfriend
Building Inspector

BOARD OF APPEALS
VILLAGE OF GREENPORT

-----X
IN THE MATTER OF THE APPLICATION

-of-

ROBERT I. BROWN, RA, on behalf of
MARK AND PATTY CARLOS
140 Main Street
Greenport, NY 11944

DETERMINATION

-----X

HEARING DATE: December 16, 2025

PRESENT JOHN SALADINO, *Chair (recused)*
DINNI GORDON, *Member*
DAVID NYCE, *Member*
SETH KAUFMAN, *Member*
JACK REARDON, *Member*

FINDINGS OF FACT AND DETERMINATION OF THE BOARD

The findings of fact and determination made herein are based upon the application, the evidence received at the public hearing before the Board, personal observations of the subject premises and neighborhood, and all documents contained in the Board's files and which were received prior to the close of the hearing.

A. **PROJECT DESCRIPTION**

1. **PURPOSE OF APPLICATION:**

To construct a new second and third story for two (2) new apartment dwelling units.

2. **RELIEF OR APPROVAL SOUGHT:**

Variances of Village Code §150-12:

- To permit a third story, where a maximum of two (2) stories is permitted, and
- To permit a front yard setback of 0 feet along both front yards, where a minimum of 6 feet is required,

B. **SEQRA DETERMINATION**

1. SEQRA CLASSIFICATION: Type 2
2. LEAD AGENCY: Board of Appeals
3. DETERMINATION OF SIGNIFICANCE: No
4. DATE OF DETERMINATION: December 16, 2025

C. STANDARDS FOR BOARD REVIEW

1. In order for this Board to grant the requested area variance, the Board must find that the benefit to the applicants outweighs any detriment to the health, safety and welfare of the neighborhood or community, in accordance with the factors set forth in Village Law §7-712-b(3). In making such determination, the Board shall consider: (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; (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; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance." The Village Law also directs the Board, in granting area variances, to "grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."
2. The standards set forth in Village Code §150-26(2) mirror the standards set forth in Village Law §7-712-b(3).
3. The Board finds that the grant of the instant application will be consistent with the requirements of both Village Law §7-712-b(3) and Village Code §150-26(2).

D. ADDITIONAL FINDINGS AND CONCLUSIONS

1. The Subject Property is located at 140 Main Street and designated on the Suffolk County Land and Tax Map as District 1001, Section 5, Block 3, Lot 18.
2. The Board finds that the granting of the requested area variances will not cause an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The Board finds that the proposed project will not interfere with the quiet enjoyment of neighboring properties. The proposed two (2) level addition does not encroach beyond the maximum permitted height, is in line with the existing three (3) story building to which it will connect and also consistent with a number of properties on Main Street, and does not extend beyond the first story building line in any direction.
3. The Board finds that the benefit sought by the Applicant cannot be achieved by some method more feasible for the Applicant to pursue other than the requested area variances.
4. The Board finds that given the particular conditions existing on the site, the proposed alignment of the additions with the existing building line and three story portion on the south side of the premises, and the particular relationship to the neighboring properties along the

portion of Main Street south of the East Front Street and Front Street intersection, the requested variances are not substantial and represent the minimum relief necessary and adequate to provide the applicant with the asserted benefit.

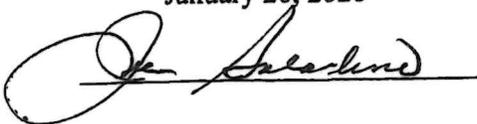
5. The Board finds that the granting of the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood
6. The Board finds that the need for the variance is self-created. The Board finds, however, that although the requested variance is self-created, this need, although relevant to the Board's decision, does not preclude the granting of the requested variance. *Village Law §7-712-b(3)(b)(5)*.
7. Thus, the Board finds that the benefit to the Applicant from the grant of the requested area variances outweighs any detriment which grant of the variances will cause to the general health, safety and welfare of the neighborhood or the Village as a whole.

E. DISPOSITION OF APPLICATION

For the reasons set forth herein, the Board (sans the Chair, who recused himself from participation in this application) makes the following determination with respect to the application and the Board grants the requested variances upon compliance with the conditions set forth in this section of the determination. All improvements shall be made, built or installed in accordance with the survey and/or plans described below.

1. The variances are granted subject to the conditions set forth herein, including construction in compliance with the plans identified below.
2. The construction shall comply with the approved plans herein. APPROVED BUILDING PLANS: Plans entitled "Additions and Renovations 140 Main St. Greenport, NY", prepared by Robert I. Brown, RA, including sheets A1 (Site Plan Narrative), A2 (Floor Plans 1st and 2nd Floor), A3 (Floor Plans), and A4 (Elevations), each dated Jan. 19, 2024.
3. The variances are granted subject to the conditions set forth herein.
4. BUILDING PERMIT: Pursuant to §150-27 ("Procedure") of the Village Code the Applicant must obtain a building permit and diligently pursue construction within six (6) months of the filing of this Determination with the Greenport Village Clerk.

Dated: Greenport, New York
January 20, 2026





CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission
Village of Greenport
236 Third Street, Greenport, NY 11944
631-477-0248
villageofgreenport.org

HISTORIC PRESERVATION COMMISSION APPROVAL

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) for the proposed work as it is in keeping with Chapter 76-6 of the Village of Greenport Code and specifically the six factors delineated in Chapter 76-6 (B). The COA for the proposed work is issued in accordance with the attached plans and any approval conditions, if attached hereto.

CONDITIONS OF APPROVAL FOR THE PROPERTY LOCATED AT:

140 MAIN STREET

APPROVED: As presented X

Subject to conditions below

Signature of Chair

Franklandis

Date

7/21/25

GENERAL CONDITIONS:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
2. Design, materials, and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the accepted plans with conditions of approval.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.

Note: If unforeseen issues arise during construction, or if a change to the project is being considered, work should be suspended, and an application for a review of the additional planned work must be submitted to the Historic Preservation Commission.

APPLICANT/AUTHORIZED AGENT SIGNATURE:

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General and Project Specific Conditions.

Signature

Mark Cole

Date

7/22/25