

# COASTAL CONSISTANCY ANAYLSIS

Di Angela Leather Building

140 Main St

July 13, 2024

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## 1. Policy 1B- REVITALIZE GREENPORT'S CENTRAL BUSINESS DISTRICT BY RESTORING UNDERUTILIZED PROPERTIES AND BUILDINGS FOR APPROPRIATE RETAIL, COMMERCIAL AND OTHER COMPATIBLE USES.

- As stated in the Community Impact Report this proposed project will restore 140 Main St back to the original façade and structure that was damaged by fire in the early 1900's. The building is located in central Greenport Village (corner of Main and Front St) and will maximize the current footprint of the lot and occupy a space that is currently utilized as a roof deck for the owners apartment. The project will also provide much needed long term housing for the local workforce at reasonable monthly costs
  - Parking: Off-site parking will continue for the property tenants.
  - Access to the property will not be altered
  - Lighting will illuminate the sidewalks, entrance, and hallways
  - Solid waste disposal will not change and will be provided out of sight (rear alley between buildings – weekly pick-up)
  - Water Supply/disposal will be provided by the public water supply and sewer system
  - Rain water runoff will not be changed from the existing drainage system.

## 2. Policy 4 - STRENGTHEN THE ECONOMIC BASE OF SMALL HARBOR AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

The rich maritime history of Greenport village is further enhanced by the local small businesses that drive the economic engine. Nothing is more important to strengthen the

economic base than providing reasonable long-term housing for employees of those various activities. As the current owners have done for the past 27 years, the 140 Main St project will continue to provide a much needed solution to the current housing shortage in the village proper. Additionally, the tenants occupying those rental units will shop and dine locally providing additional economic impact to the local economy.

3. Policy 5- ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE, EXCEPT WHEN SUCH DEVELOPMENT HAS SPECIAL FUNCTIONAL REQUIREMENTS OR OTHER CHARACTERISTICS WHICH NECESSITATES ITS LOCATION IN OTHER COASTAL AREAS.
4. Policy SA- MAINTAIN AND WHERE NECESSARY IMPROVE PUBLIC SERVICES AND INFRASTRUCTURE WHICH SERVE THE VILLAGE WATERFRONT AREA AND CENTRAL BUSINESS DISTRICT TO ASSURE THEIR CONTINUED AVAILABILITY To MEET EXISTING AND LIMITED FUTURE DEVELOPMENT NEEDS.

As highlighted in the Community Impact Report for this project the increase to public services such as electric and sewer will be minimal. The proposed project will add (2) 2-bedroom apartments approx. 1100 sq ft in size with each apartment utilizing 2 bathrooms for a total of 4 additional bathrooms. Each apartment is expected to increase flow by an average daily flow of 150-240 gallons. Applicant does not anticipate the increased flow to be an issue with the village sewer system. The public utility increase will be reviewed with the municipality before final approval.

5. Policy IOA- ENCOURAGE THE DEVELOPMENT OF NEW, OR EXPANDED COMMERCIAL FISHING FACILITIES IN GREENPORT, AND PROTECT EXISTING COMMERCIAL FISHING FACILITIES FROM ENCROACHMENT BY POTENTIALLY CONFLICTING LAND USES.

The 140 Main St project is not expected to have any adverse impact to the local fishing and maritime industries. The project is intended to supplement the existing industry and enhance the character of the village.

6. Policy 14- ACTIVITIES AND DEVELOPMENT INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN SO THAT THERE WILL BE

NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT, OR AT OTHER LOCATIONS.

During the 27 year history of owning the property the building owners have never experienced or witnessed flooding or erosion. With no changes to the footprint of the property we do not anticipate any changes to the existing conditions. Stormwater runoff exit points of the building will remain intact.

7. Policy 18- TO SAFEGUARD THE VITAL ECONOMIC, SOCIAL AND ENVIRONMENTAL INTEREST OF THE STATE AND ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE COASTAL AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE COASTAL RESOURCE AREAS

The 140 Main St project is expected to safeguard the economic, social, and environmental interest of the state and the village of Greenport. The property is not located on the coast but is expected to provide a positive economic and social impact to the village and state. The project is not expected to negatively impact the environment with runoff to remain unchanged from existing conditions.

8. Policy 23- PROTECT, ENHANCE AND RESTORE STRUCTURES DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES, OR THE NATION.

One of the many project goals is to restore the building back to the historically correct configuration as established in the early 1900's (see building photo on project envelope drawings). The original building structure was destroyed by fire in the 1920-30 timeframe which was discovered by the current building owners .during a previous renovation project in 1997. At the time the owners were not able to embark on rebuilding that structure due to financial limitations. The proposed 2 story addition to the building would be a very close replica of the previous structure. The project will maintain the existing details with Victorian influence that the current owners painstakingly reproduced during their renovation project in 1997. Additionally, the owners are open to any suggestions from the various village boards and the Historical Commission.

9. Policy 33- BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO COASTAL WATERS.

During construction the building owners will use stormwater runoff screening to ensure no contaminants enter coastal waters. Due to lot coverage limitations no changes are expected to the existing building drainage system.

10. Policy 37- BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NON-POINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO COASTAL WATERS.

Does not apply for this project since no landscaping exists on the property and none will be added.

I I. Policy 38- THE QUALITY AND QUANTITY OF SURFACE WATER AND GROUNDWATER SUPPLIES WILL BE CONSERVED AND PROTECTED PARTICULARLY WHERE SUCH WATERS CONSTITUTE THE PRIMARY OR SOLE SOURCE OF WATER SUPPLY.

Does not apply to this project since landscaping does not exist and none will be added. The project will not disturb the soil but best practice will be followed during any sidewalk demo or construction to access water connections for the new sprinkler connections.



January 8, 2026

Di Angela Leather Building

140 Main St

July 14, 2024

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INFORMATION AS REQUIRED FOR INCLUSION IN COMMUNITY IMPACT  
REPORT

- (1) The criteria applicable to conditional use and/or site plan approval as set forth in Sections 150-30 or 150-31. as applicable;

The property does not require conditional use approval as noted in the Planning Board report dated July 26, 2024. Apartments are considered permitted use but will need to satisfy the requirements of Section 150-9(A)(12) of the Code.

- (2) A detailed description of the proposed hours and days of operation of the applicable property: and businesses located thereon throughout the year and. a statement as to what benefits (if any) a proposed conditional use and/or site plan provides to the full-time year round residential community of the Village;

The property currently consists of 3 year round retail spaces and 3 long term apartments. The retail spaces serve as year round employment for 10-20 full and part time employees who live either in the village or a 10-15 minute commute. The addition of 2 long term apartments will provide much needed housing for the building employees or the local workforce such as healthcare, marine, public safety, and hospitality to name a few.

- (3) An analysis of the number of persons that the business that is the subject of such application is likely to employ and the plan for attracting/recruiting and housing such employees:

The project will employ 10-15 construction workers during the construction phase with periodic maintenance jobs post construction. The project will help address a housing shortage in the village and support a pro-housing initiative set forth by the village and the State of New York.

- (4) An analysis of the potential impact of the proposed use of the relevant property on housing affordability (if any) in the Village;

The owners of the property are business owners (Di Angela Leather) and live in the building. They take pride in offering long term housing at a affordable monthly rates to both residential and commercial tenants. They have a history from time to time of providing affordable section 8 housing when the opportunity is presented. They will continue this trend with the addition of 2 long term housing units as specified in their project plan.

- (5) An analysis of the fiscal impact of the proposed conditional use and/or applicable site plan on the Village, including on property values in the surrounding neighborhood and any immediately adjacent residential neighborhood, potential impacts on revenues from property taxation and other potential revenue effects on the Village:

The proposed project should provide additional real estate tax revenue to the village thru the increased valuation of the building. As noted on the project plan, the building will be restored back to the original building configuration before it was destroyed by fire in the early 1900's. The owners and architect on the project were careful about providing an aesthetically pleasing design that will enhance the village and surrounding properties.

- (6) An analysis of the impact of the proposed use and/or site plan on public sewer facilities, public water facilities, noise, odors, lighting and dark skies and other environmental impacts in respect of the proposed location of such use as well as neighborhoods located within 500 feet of such proposed use:

The proposed project will add (2) 2-bedroom apartments approx. 1100 sq ft in size with each apartment utilizing 2 bathrooms for a total of 4 additional bathrooms. Each apartment is expected to increase flow by an average daily flow of 225 GPD/Unit. Applicant does not anticipate the increased flow to be an issue with the village sewer system.

Water usage is estimated to increase proportional to sewer usage.

No odor or noise increase is expected.

Lighting will comply with historical or village requirements and will be included in our final site plan package

- (7) An analysis of the effect on the safety of pedestrian and vehicular traffic in the proposed location of such use and/or site plan and in the immediately surrounding neighborhood; and

The plan will include timer activated accent lighting to illuminate the sidewalk, in addition to, motion activated building entrance and hallway lighting. Minimal loading and unloading will occur at the East Front St entrance (currently a designated village loading zone).

- (8) An analysis of the impact of such proposed use and/or site plan on public services such as police protection, fire protection, emergency services, waste disposal and street maintenance services.

The proposed project will not impact the footprint of the existing building. The access points for emergency services on Main and East Front St will not change. Existing fire hydrant

accessibility (corner of Carpenter and East Front St will not be altered or moved from its existing location. Will seek input from Greenport Fire and Southold PD before final approval.





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

**VILLAGE  
ADMINISTRATOR**  
PAUL J. PALLAS, P.E.  
EXT 219

**CLERK**  
SYLVIA PIRILLO, RMC  
EXT 206

**TREASURER**  
STEPHEN GAFFGA  
EXT 217

12/22/25

Suffolk County Department of Health Services  
360 Yaphank Avenue  
Yaphank, NY 11980

Re: ANGELA CARLOS  
140 MAIN STREET, GREENPORT NY 11944  
TAX MAP ID#  
1001005000300018000

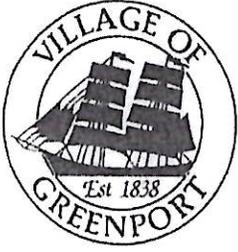
To whom it may concern:

The water supply for the above-mentioned structure has been inspected by the Greenport Water District and found to be satisfactory.

If I can be of any further assistance, please contact me at (631)477-0248

Regards,

Stephen Rutkowski  
Village of Greenport  
Water Department



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Fax: (631)477-1877

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

**MAYOR**  
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EXT 215

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LILY DOUGHERTY-JOHNSON

JULIA ROBINS

MARY BESS PHILLIPS

**TREASURER**  
ADAM BRAUTIGAM  
EXT. 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

12/18/2025

**RE: DI ANGELA LEATHER MFG**  
**140 MAIN STREET**  
**GREENPORT, NY 11944**

**TO WHOM IT MAY CONCERN:**

This letter is to confirm that the property located at 140 Main Street, Greenport NY 11944 is connected to and receives service from the Village of Greenport for the following utilities: water, sewer, and electric.

These utility services are provided and maintained by the Village in accordance with its applicable rules and regulations. The account associated with this property is active and in good standing as of the date of this letter.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Adam Brautigam  
Village of Greenport  
Treasurer



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JULIA ROBINS

**VILLAGE  
TREASURER**  
ADAM BRAUTIGAM  
EXT 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

DECEMBER 22, 2025

Suffolk County Department of Health Services  
360 Yaphank Avenue  
Yaphank, NY 11980

Re: ANGELA CARLOS

140 MAIN STREET, GREENPORT NY 11944  
TAX MAP ID#

1001005000300018000

To whom it may concern:

The sanitary sewers, appurtenances, and sewage disposal facilities for the above-mentioned parcel have been inspected by the Greenport Sewer District and found to be satisfactory.

If I can be of any further assistance, please contact me at (631)477-0248

Regards,

Adam Hubbard  
Village of Greenport  
Waste Water Treatment Plant

**GENERAL NOTES**

- ZONING**
1. THIS PROJECT IS THE PROPOSED ADDITION OF TWO UPSTAIRS APARTMENTS OVER EXISTING FIRST FLOOR RETAIL SPACE IN GREENPORT VILLAGE AS ALLOWED BY VILLAGE OF GREENPORT CODE SECTION 150-9 A (1)2.
  2. THE PROPERTY IS LOCATED AT 140 MAIN STREET, GREENPORT NY ON THE CORNER WITH EAST FRONT STREET, SCTM No. 1001-5-3-2.
  3. THE PROPERTY AND THE PROJECT HAVE 2 FRONT YARDS. (SEE NOTE 8.)
  4. THE PROPERTY IS ZONED CR RETAIL COMMERCIAL DISTRICT.
  5. THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF GREENPORT HISTORIC DISTRICT.
  6. THE PROPERTY IS OWNED BY MARK AND ANGELA CARLOS, RESIDING AT THE SAME ADDRESS.
  7. THERE ARE NO KNOWN COVENANTS OR DEED RESTRICTIONS ON THIS PROPERTY.
  8. THE PROPOSED HEIGHT OF THE PROPOSED BUILDING ADDITION AS DEFINED BY THE ZONING CODE OF THE VILLAGE OF GREENPORT IS 33'-0". THE MAXIMUM ALLOWABLE IS 35' PER SECTION 150-12 B IF THE ZONING CODE OF THE VISSAGE OF GREENPORT.
  9. THIS SECTION LIMITS THE HEIGHT OF A BUILDING TO 2 1/2 STORIES. A VARIANCE FROM THE ZONING BOARD OF APPEALS OF THE VILLAGE WILL BE REQUESTED TO ALLOW 3 STORIES.
  10. SETBACKS REQUIRED IN CR ZONE ARE 6 FEET FOR FRONT YARD AND NONE FOR SIDE YARDS. AS THIS IS A CORNER LOT, THERE ARE 2 FRONT YARD. THE FIRST FLOOR IS PRE-EXISTING WITH NO SETBACKS IN FRONT YARDS. THE PROPOSED ADDITIONS FOLLOW THE EXISTING FOOTPRINT.
  11. THERE IS NO EXISTING OFF-STREET PARKING ON THIS PROPERTY AS THE FOOTPRINT OF THE EXISTING BUILDING COVERS THE ENTIRE LOT. THE ZONING CODE DOES NOT SPECIFY OFF-STREET PARKING REQUIREMENTS FOR APARTMENTS IN ZONE CR. HOWEVER SECTION 150-12 A CALLS FOR 1-1/2 SPACES FOR EACH DWELLING UNIT IN R-2 2 FAMILY STRUCTURES, WHICH IS A CLOSE EQUIVALENT.
  12. SECTION 150-12.b OF THE ZONING CODE STATES THE MAXIMUM LOT COVERAGE IN ZONE CR IS 40%. THIS PROPERTY IS PRE-EXISTING NON-CONFORMING WITH 95% LOT COVERAGE. THIS PROJECT DOES NOT IMPACT LOT COVERAGE AS THE PROPOSED WORK IS WITHIN THE EXISTING FOOTPRINT OF THE EXISTING STRUCTURE.

**STATE CONSTRUCTION CODE**

1. THE PROPOSED TYPE OF CONSTRUCTION IS TYPE V (B).
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 BUILDING CODE OF N.Y.S. AND THE AP # PA WOOD FRAME CONSTRUCTION MANUAL 2015 HIGH WIND EDITION.
3. DESIGN LOAD CALCULATION SHALL BE BASED ON: LIVE LOAD: AS PER TABLE 1607.1, BUILDING CODE OF NEW YORK STATE 2020. DEAD LOAD: CALCULATED AS PER SECTION 1606.2 AS PER BUILDING CODE OF NEW YORK STATE 2020. SNOW LOAD: 20 PSI GROUND SNOW LOAD (AS PER FIG. 1608.2 OF THE BUILDING CODE OF NEW YORK STATE 2020).
4. WIND EXPOSURE CATEGORY "C", FOR 130 MPH 3 SECOND GUST.

**NARRATIVE**

PATTY AND MARK CARLOS ARE ACTIVE MEMBERS OF THE VILLAGE OF GREENPORT AS BOTH BUSINESS OWNERS AND RESIDENTS FOR 35 YEARS.

THEIR BUSINESS, DI ANGELA LEATHER, HAS BEEN IN GREENPORT FOR 35 YEARS, 25 OF WHICH AT ITS' CURRENT LOCATION. THEY HAVE RESIDED IN AN APARTMENT ABOVE THE STORE FOR 25 YEARS. THE STORE EMPLOYS 2 FULL TIME EMPLOYEES AND 4 SEASONAL EMPLOYEES.

THE BUILDING CURRENTLY HAS 3 COMMERCIAL SPACES ON THE GROUND FLOOR: DI ANGELA LEATHER, CRAFT HAIR SALON AND BRIDGET AND ERIC ELKIN PERSONAL OFFICE, ALL OF WHICH HAVE ANNUAL LEASES.

THE BUILDING CURRENTLY HAS 3 APARTMENTS: THE OWNERS' 2 STORY RESIDENCE, AND 2 BEDROOM/1 BATH UNIT AND A 3 BEDROOM/1-1/2 BATH UNIT. ALL APARTMENTS ARE ON ANNUAL LEASES AND NEVER USED AS AIRBNB.

IT IS THE OWNERS' INTENTION TO CREATE MUCH NEEDED ADDITIONAL LIVING ACCOMMODATIONS WITHIN THE VILLAGE OF GREENPORT.

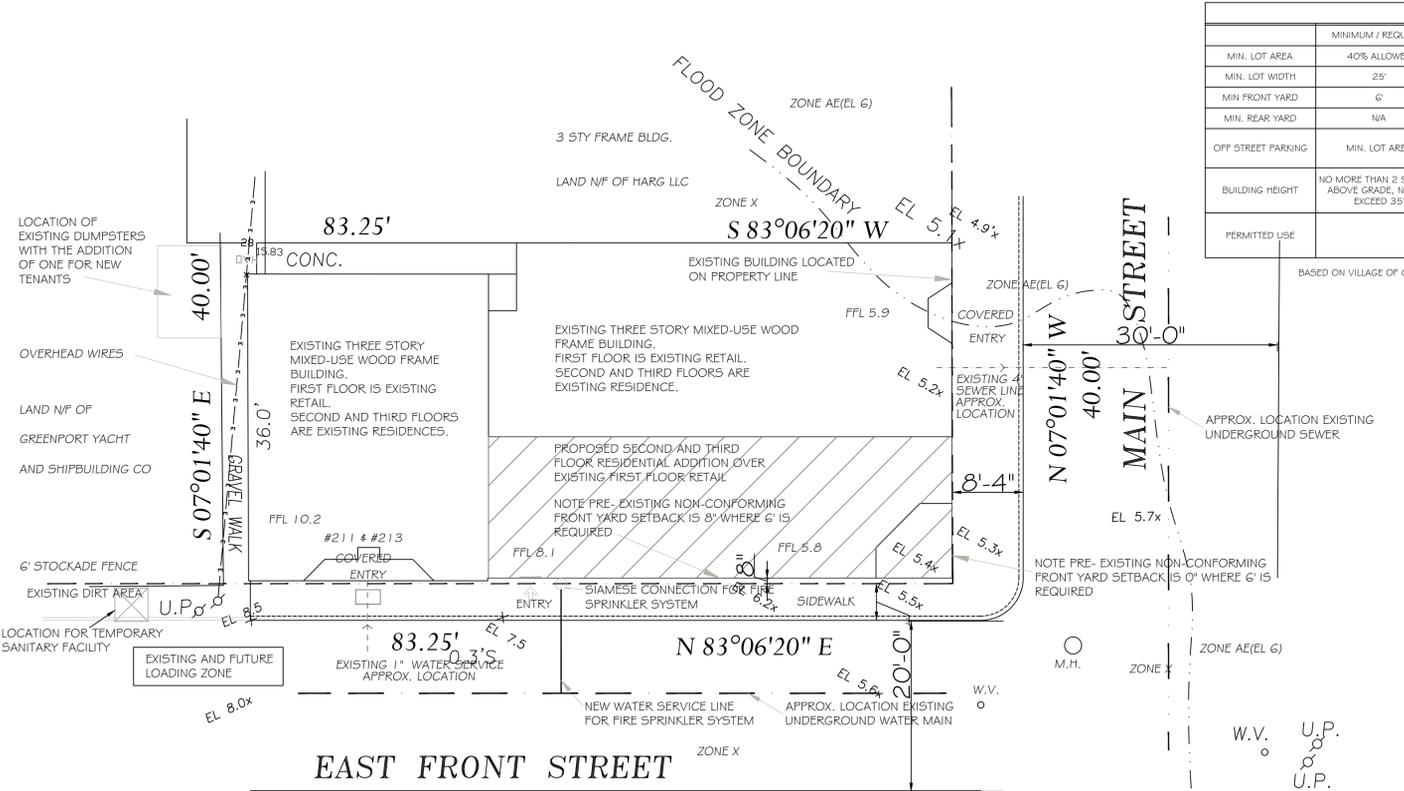
THIS PROJECT WOULD CREATE TWO (2) APARTMENTS (APPROX. 1,100 SF EACH), EACH HAVING TWO BEDROOMS, TWO (2) BATHROOMS, A FULL KITCHEN AND LIVING ROOM AND A BALCONY FACING NORTH. THE APARTMENTS WILL BE ACCESSED FROM THE NORTH ON EAST FRONT STREET.

THE HEIGHT OF THE PROPOSED STRUCTURE WILL BE WITHIN THE MAXIMUM HEIGHT ALLOWED BY VILLAGE CODE, HOWEVER THE PLAN CALLS FOR THREE STORIES WHICH WILL REQUIRE A VARIANCE FROM THE VILLAGE ZONING BOARD OF APPEALS.

WE HAVE OLD PHOTOS WHICH SHOW A THREE STORY STRUCTURE ON THIS SITE, DATING FROM APPROXIMATELY THE BEGINNING OF THE 1900S. THE ORIGINAL THREE STORY STRUCTURE WAS DESTROYED IN A FIRE IN THE 1920S AND NEVER REBUILT. THOUGH THE OLD PHOTOS ARE DIFFICULT TO SEE, THE DESIGN INTENTION IS BASED ON WHAT WE BELIEVE THE ORIGINAL BUILDING LOOKED LIKE.

**COMMUNITY IMPACT REPORT**

1. THIS PROJECT IS THE PROPOSED ADDITION OF TWO UPSTAIRS APARTMENTS OVER EXISTING FIRST FLOOR RETAIL SPACE IN GREENPORT VILLAGE AS ALLOWED BY VILLAGE OF GREENPORT CODE SECTION 150-9 A (1)2.
2. IN ACCORDANCE WITH SECTION 150-9 (A) (1)2), THE APARTMENTS WILL HAVE OCCUPANTS WITH YEAR-ROUND LEASES.
3. THE APARTMENTS COULD POTENTIALLY PROVIDE HOUSING FOR EMPLOYEES OF DANGELA LEATHER, THE BUSINESS ON THE FIRST FLOOR OF THIS PROJECT.
4. BY PROVIDING ADDITIONAL HOUSING, THIS PROJECT COULD THEORETICALLY HELP IN REDUCING THE COST OF HOUSING IN THE VILLAGE.
5. BY INCREASING THE OCCUPANCY OF THIS PROPERTY, THE INCREASE IN NUMBER OF YEAR ROUND RESIDENTS IN THE VILLAGE WOULD INCREASE THE USE OF BUSINESSES WITHIN THE VILLAGE AS WELL AS PROVIDING ADDITIONAL TAX REVENUE FOR THE VILLAGE.
6. THE PROPOSED APARTMENTS WILL HAVE MINIMAL IMPACT ON PUBLIC WATER AND SEWER FACILITIES, AS WELL AS ON ANY ENVIRONMENTAL IMPACTS ON THE SURROUNDING NEIGHBORHOOD.
7. AS THE PROPOSED PROJECT WILL NOT IMPACT THE FIRST FLOOR OF THE BUILDING THERE WILL BE NO IMPACT ON THE NEIGHBORHOOD EXCEPT FOR POTENTIALLY 8 ADDITIONAL PEDESTRIANS.
8. THE ADDITION OF TWO APARTMENTS ON THE SECOND AND THIRD FLOORS OF AN EXISTING ONE STORY STRUCTURE WOULD NOT HAVE ANY SIGNIFICANT IMPACT ON PUBLIC SERVICES.



**SITE PLAN**

BASED ON SURVEY BY KENNETH M. WOYCHUK LAND SURVEYING PLLC DATED DEC. 20, 2021  
 SCTM No. 1001-5-3-18  
 AREA = 3,329.99 S.F. OR 0.08 ACRES  
 ELEVATION DATUM NAVD83  
 FEMA MAP #36103C0176H SEPT. 25, 2009

THERE HAVE BEEN NO CHANGES TO THE PROPERTY SINCE THE DATE OF THE SURVEY



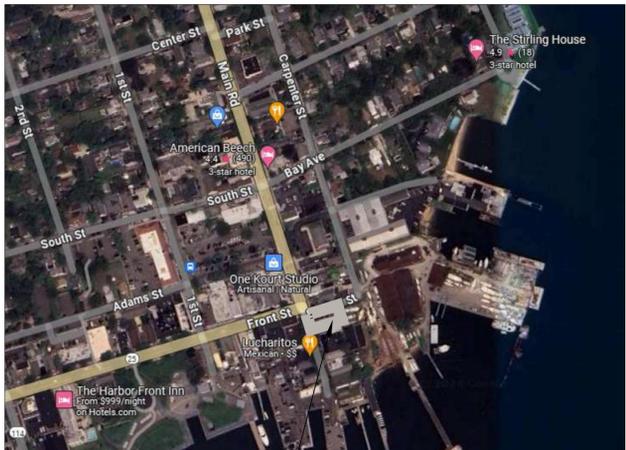
- NOTE: FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT NEW CONSTRUCTION AND EXISTING FIRST FLOOR BELOW NEW CONSTRUCTION ONLY AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. FIRE SPRINKLER SYSTEM DRAWINGS BY OTHERS
- NOTE: NO ADDITIONAL OUTDOORS LIGHTING WILL BE PROVIDED BEYOND EXISTING
- NOTE: STREET AND WASTE SERVICES WILL CONTINUE AS EXISTING
- NOTE: NO STORMWATER PLAN IS PROVIDED AS THE PROPOSED WORK WILL NOT EXCEED EXISTING FOOTPRINT OF THE BUILDING AND THUS THERE WILL BE NO REVISIONS TO THE EXISTING STORMWATER CONTROL PLAN.

**LEGEND**

- PROPERTY LINE
- - - FLOOD ZONE BOUNDARY LINE
- - - EXISTING SEWER LINE
- - - EXISTING WATER SERVICE LINE LINE
- ===== EXISTING CURB
- ===== BUILDING LINE
- ▨ AREA OF PROPOSED NEW CONSTRUCTION ON 2ND AND 3RD FLOORS

ZONING COMPLIANCE TABLE: CR DISTRICT				
	MINIMUM / REQUIRED	PROVIDED	PROPOSED	NOTES
MIN. LOT AREA	40% ALLOWED	99% PRE-EXISTING	NO CHANGE	
MIN. LOT WIDTH	25'		NO CHANGE	
MIN FRONT YARD	6'	0' AND 8' EXISTING NON-CONFORMING	SAME AS EXISTING NON-CONFORMING	ZONING VARIANCES REQUIRED AND GRANTED.
MIN. REAR YARD	N/A			
OFF STREET PARKING	MIN. LOT AREA	ASSUME 1-1/2 PER UNIT AS PER SECTION 150-12 A FOR 2 FAMILY DWELLING* = 3 SPACES	NONE PROVIDED	THERE ARE NO EXISTING ON-SITE PARKING CAPABILITIES
BUILDING HEIGHT	NO MORE THAN 2 STORIES ABOVE GRADE, NOT TO EXCEED 35'	EXISTING ONE STORY	3 STORIES, 33'-0" H	ZONING VARIANCE REQUIRED AND GRANTED
PERMITTED USE			APARTMENT DWELLING UNITS LOCATED IN PRINCIPAL BUILDINGS	VILLAGE OF GREENPORT CODE SECTION 150-9 A (1)1

BASED ON VILLAGE OF GREENPORT CODE SECTION 150-12 TABLE B



140 MAIN STREET

- DRAWING LIST:**
- A1 SITE PLAN AND NARRATIVE
  - A2 SCAFFOLDING PLAN AND 1ST FLOOR PLAN
  - A3 FLOOR PLANS 2ND AND 3RD FLOORS
  - A4 ELEVATIONS

SEE SEPARATE PAGES FOR PERMIT APPLICATION FORM, COASTAL CONSISTANCY ANALYSIS AND RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION



140 MAIN STREET

**COMPLIANCE STATEMENT:**  
 THE OWNER OF THE SUBJECT PROPERTY AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS APPLICABLE TO THE APPROVAL THEREOF AND WITH THE TERMS AND CONDITIONS OF THE APPROVED SITE PLAN

06 FEBRUARY, 2024

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED  
 2024 ALL RIGHTS RESERVED

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DRAWING IN ANY WAY. ANY AUTHORIZED ALTERATION MUST BE NOTED, SEALED, AND DESCRIBED IN ACCORDANCE WITH THE LAW.

**Robert I. Brown**  
 Architect, P.C.  
 205 Bay Ave. Greenport NY  
 info@ribrownarchitect.com  
 631-477-9752



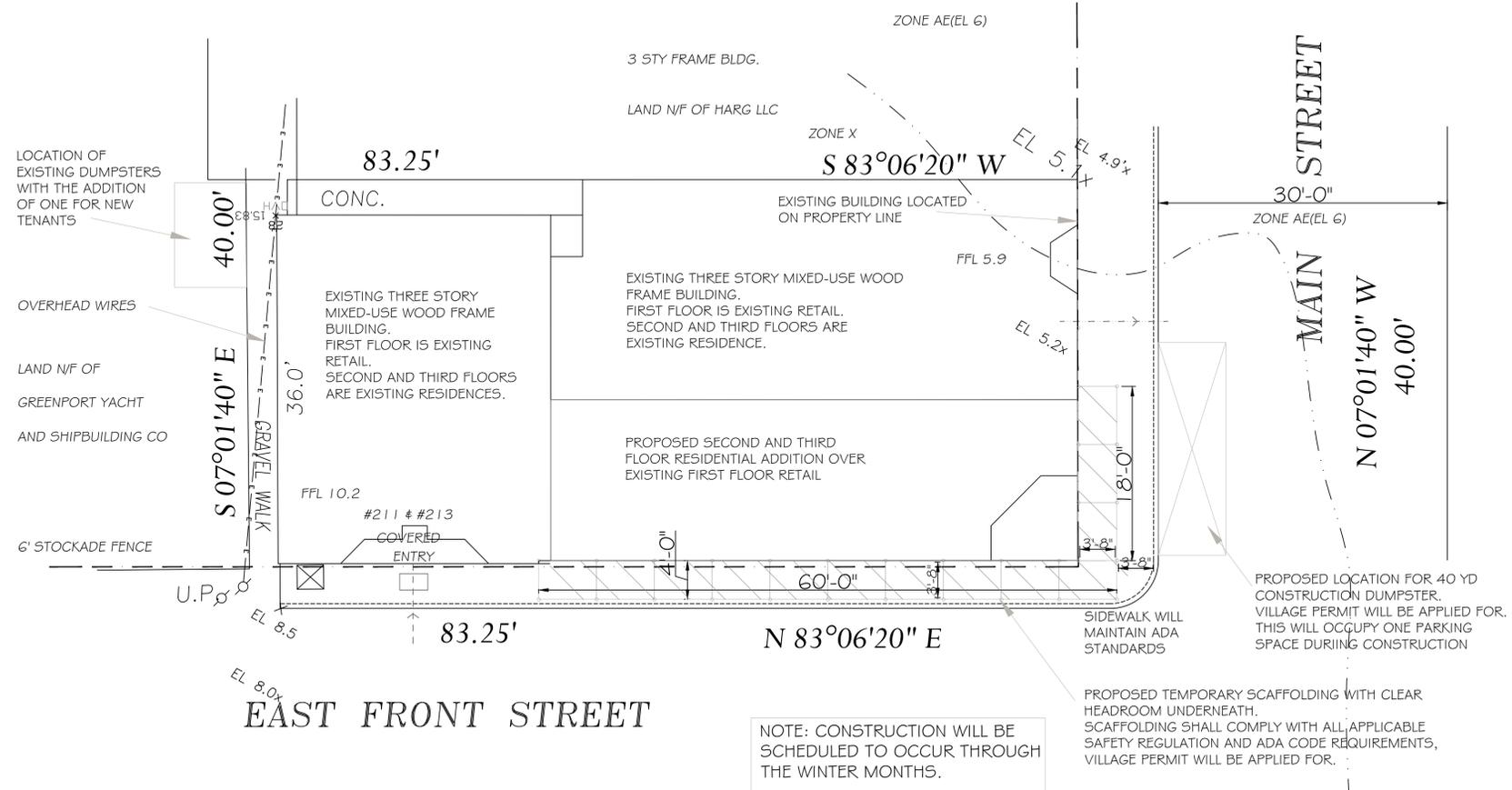
CLIENT / OWNER  
**CARLOS**  
 140 MAIN ST., GREENPORT NY

PROJECT TITLE  
**ADDITIONS AND RENOVATIONS**  
 140 MAIN ST  
 GREENPORT, NY  
 SCTM No. 1001-5-3-2

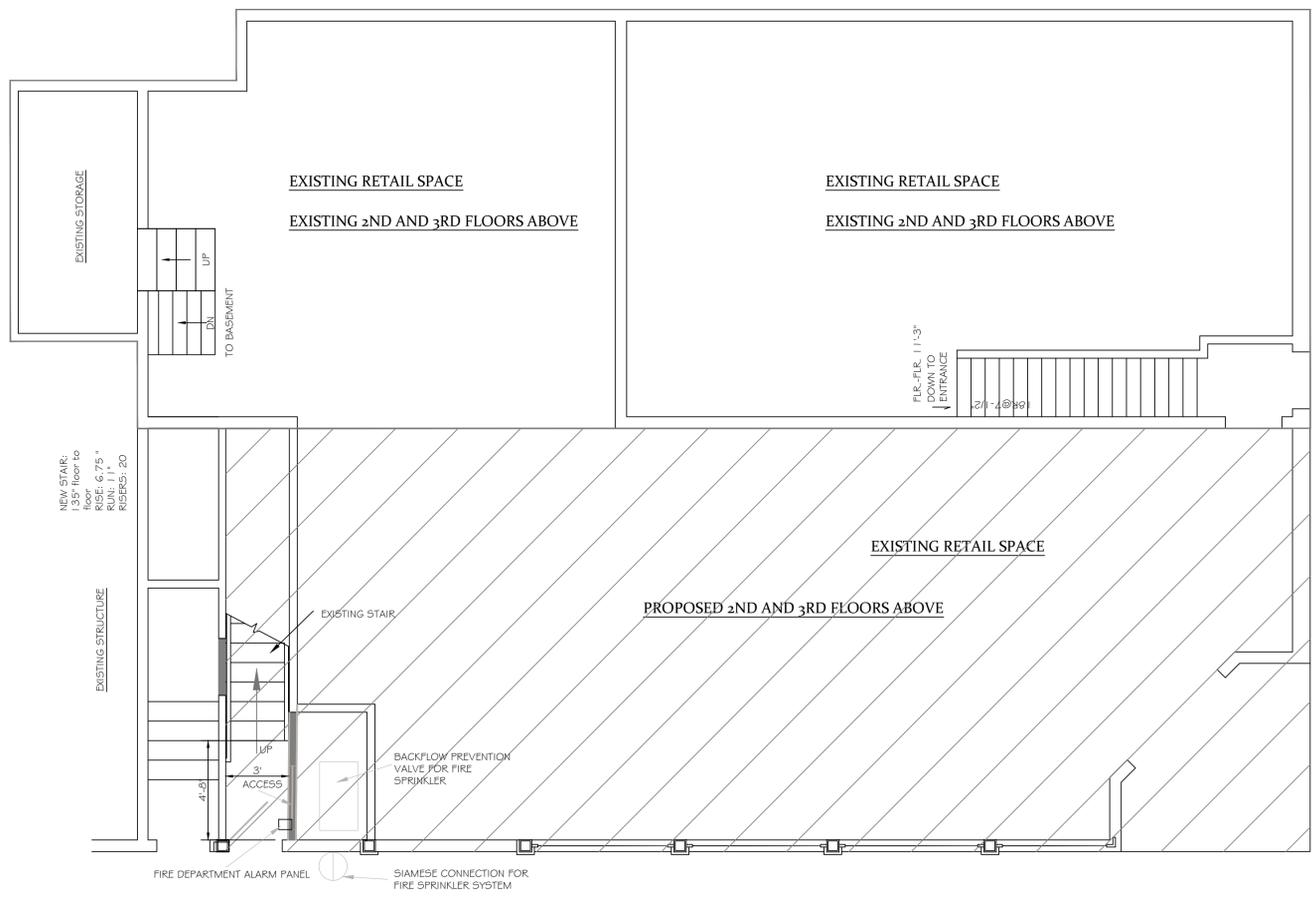
DRAWING TITLE  
**SITE PLAN NARRATIVE**

REV.01-12-2026 SCALE 1" = 10'  
 DRAWING NO.

**A1**



CONSTRUCTION SITE PLAN  
0 5 10 20 SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
EXISTING EXCEPT AS NOTED

COMPLIANCE STATEMENT:  
THE OWNER OF THE SUBJECT PROPERTY AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS APPLICABLE TO THE APPROVAL THEREOF AND WITH THE TERMS AND CONDITIONS OF THE APPROVED SITE PLAN

ISSUES / REVISIONS

06 FEBRUARY, 2024  
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**Robert I. Brown**  
Architect, P.C.  
205 Bay Ave. Greenport NY  
info@ribrownarchitect.com  
631-477-9752



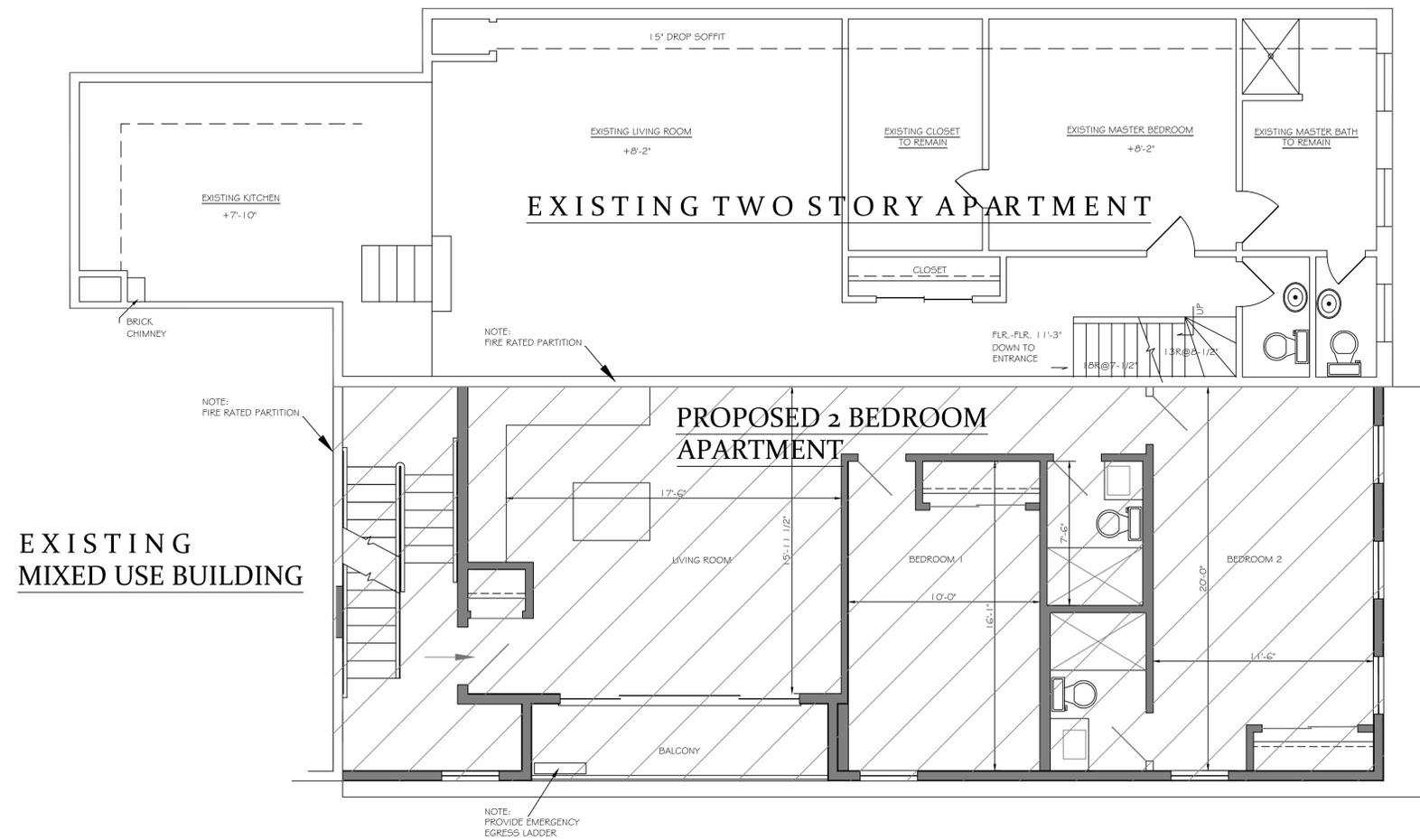
CLIENT / OWNER  
**CARLOS**  
140 MAIN ST., GREENPORT NY

PROJECT TITLE  
**ADDITIONS AND RENOVATIONS**  
140 MAIN ST  
GREENPORT, NY  
SCTM No. 1001-5-3-2

DRAWING TITLE  
**SCAFFOLDING PLAN**  
1ST FLOOR PLAN

REV. 01-12-2026 SCALE NOTED

DRAWING NO. **A2**



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PROPOSED SINGLE 2-BEDROOM APARTMENT

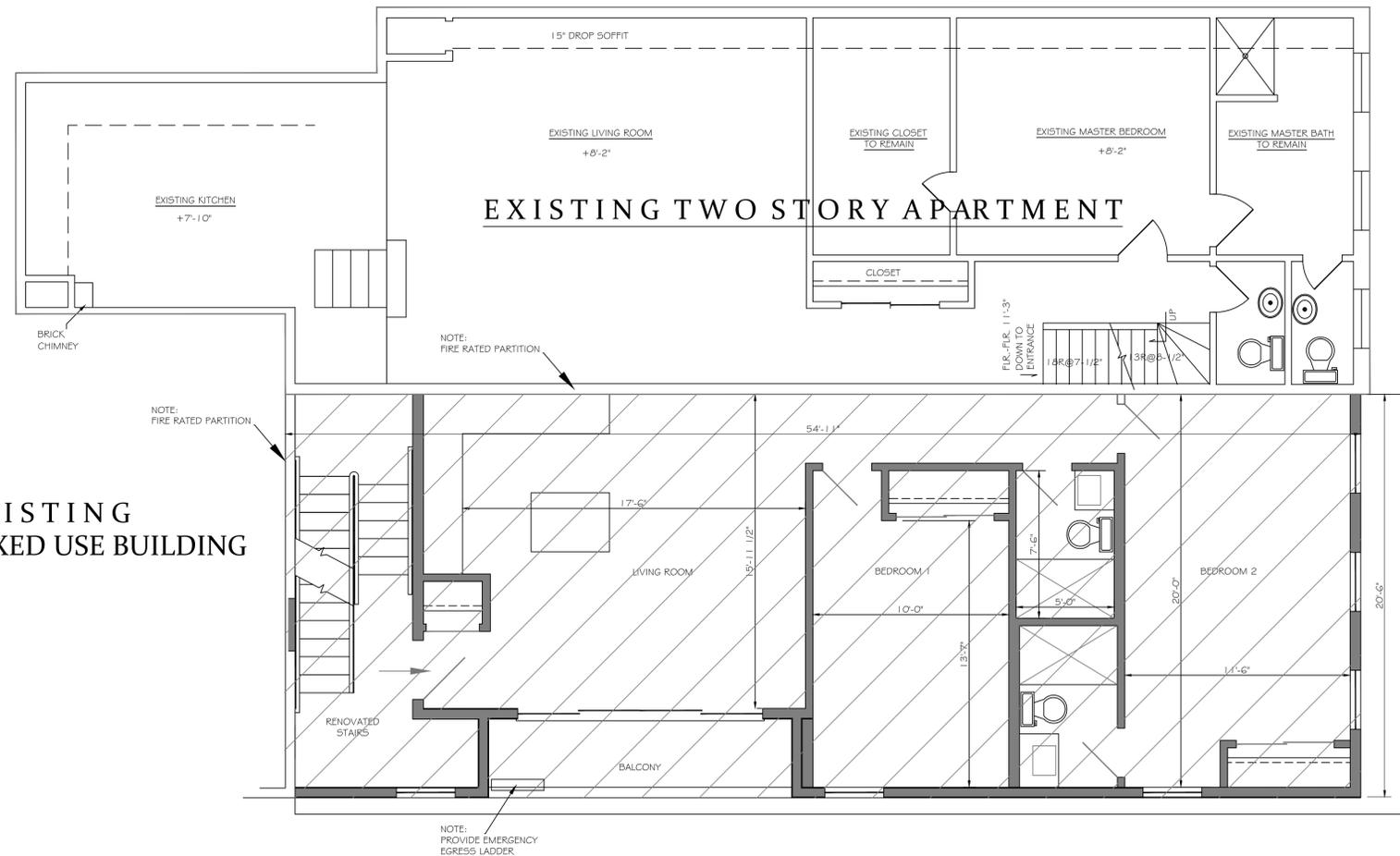
NOTE: FIRE SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT

ADDING 1,118.7 SF



EXISTING MIXED USE BUILDING

EXISTING MIXED USE BUILDING



**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PROPOSED SINGLE 2-BEDROOM APARTMENT

NOTE: FIRE SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT

ADDING 1,118.7 SF

EXISTING PARAPET TO BE ALTERED AS SHOWN ON ELEVATIONS



COMPLIANCE STATEMENT:  
THE OWNER OF THE SUBJECT PROPERTY AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS APPLICABLE TO THE APPROVAL THEREOF AND WITH THE TERMS AND CONDITIONS OF THE APPROVED SITE PLAN

06 FEBRUARY, 2024

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED

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CLIENT / OWNER  
**CARLOS**  
140 MAIN ST., GREENPORT NY

PROJECT TITLE  
**ADDITIONS AND RENOVATIONS**  
140 MAIN ST  
GREENPORT, NY  
SCTM No. 1001-5-3-2

DRAWING TITLE  
**FLOOR PLANS**  
2nd and 3rd FLOORS

REV.01-12-2026 SCALE 1/4" = 1'

DRAWING NO.

**A3**



**NORTH  
ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST  
ELEVATION**

SCALE: 1/4" = 1'-0"



TYPICAL WINDOW TRIM  
DETAIL TO BE COPIED AT  
NEW CONSTRUCTION

NEW SIDING TO BE  
PAINTED TO MATCH  
EXISTING

**COMPLIANCE STATEMENT:**  
THE OWNER OF THE SUBJECT PROPERTY AGREES TO  
COMPLY WITH ALL TERMS AND CONDITIONS APPLICABLE  
TO THE APPROVAL THEREOF AND WITH THE TERMS AND  
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GREENPORT, NY  
SCTM No. 1001-5-3-2

DRAWING TITLE  
**ELEVATIONS**

REV.01-12-2026 SCALE 1/4" = 1'  
DRAWING NO.

**A4**