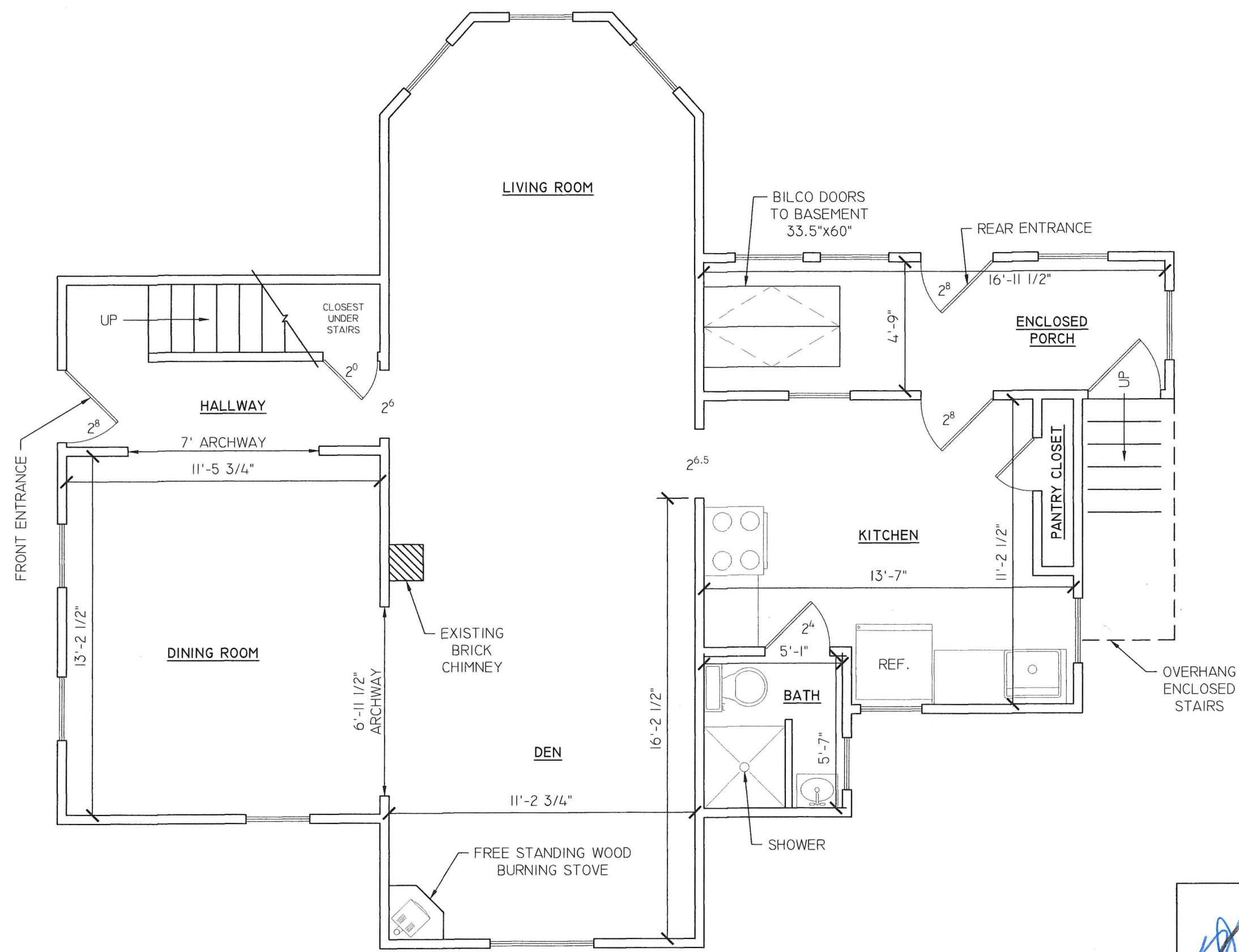


RECEIVED

DEC 29 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

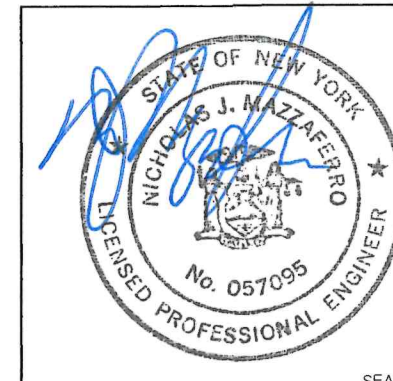


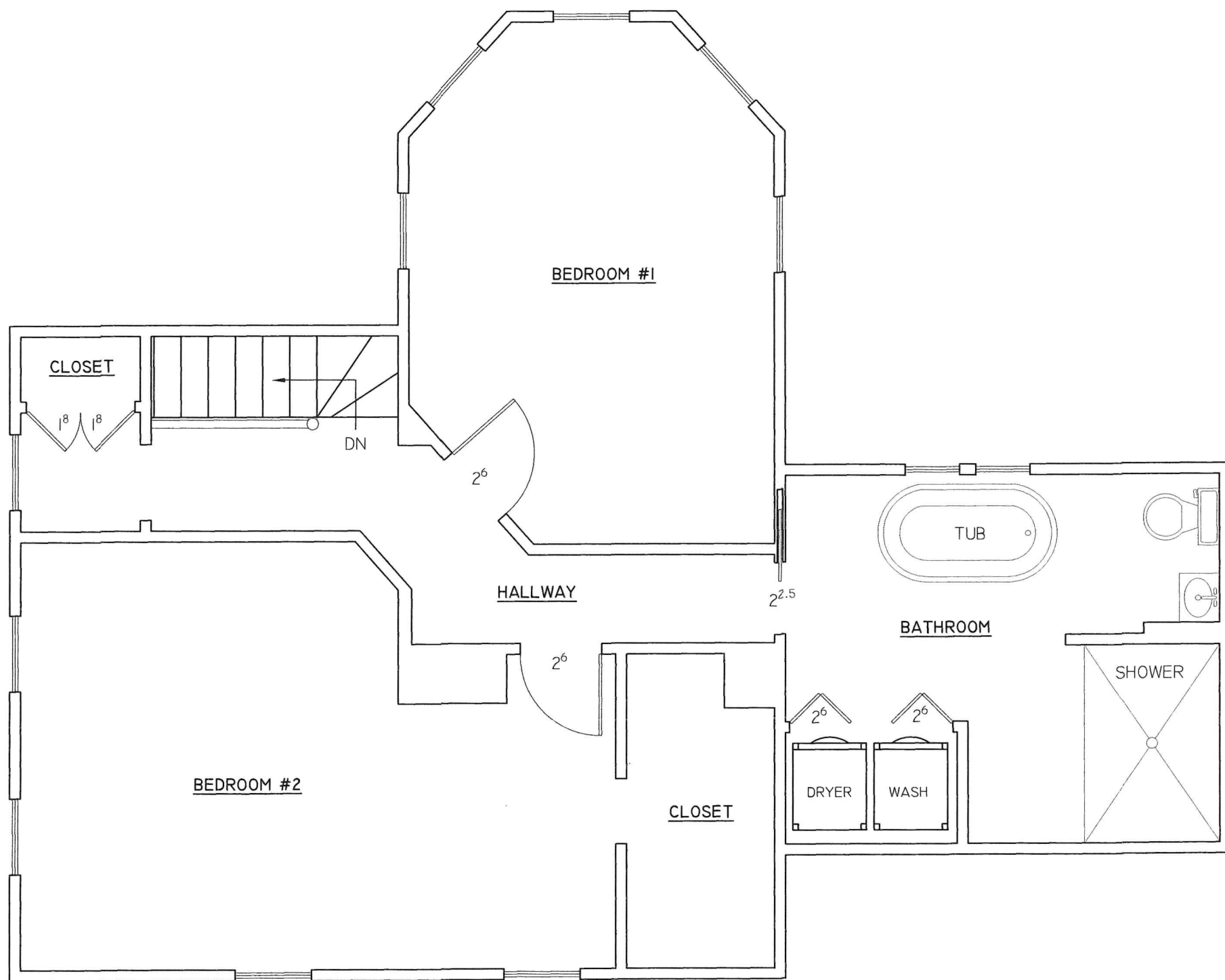
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SCTM# 1001-6-5-18

#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		

N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com	DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL	SHEET NO:
411 5TH STREET GREENPORT, NY 11944	A-1





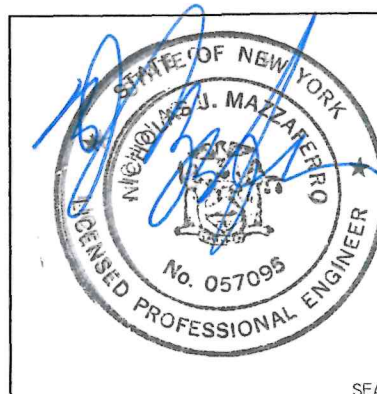
EXISTING SECOND FLOOR PLAN

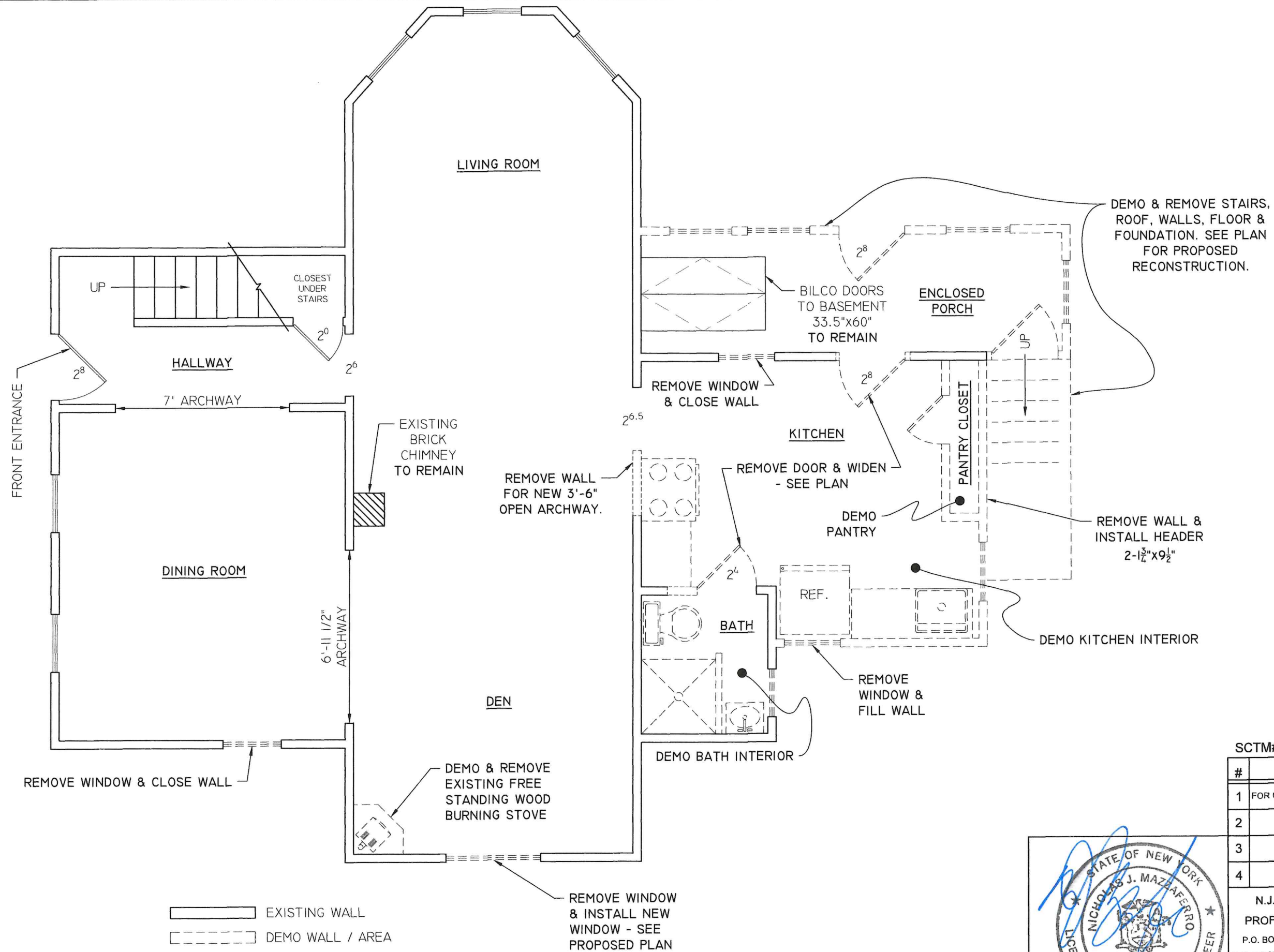
SCALE: 1/4"=1'-0"

SCTM# 1001-6-5-18

#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		

N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com	DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL	SHEET NO:
411 5TH STREET GREENPORT, NY 11944	A-2

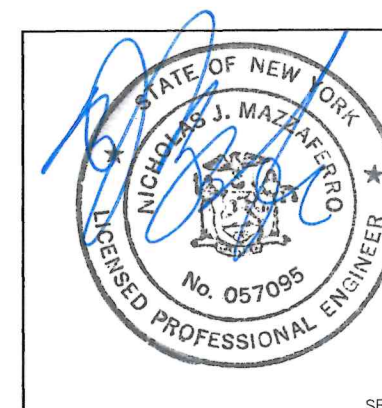


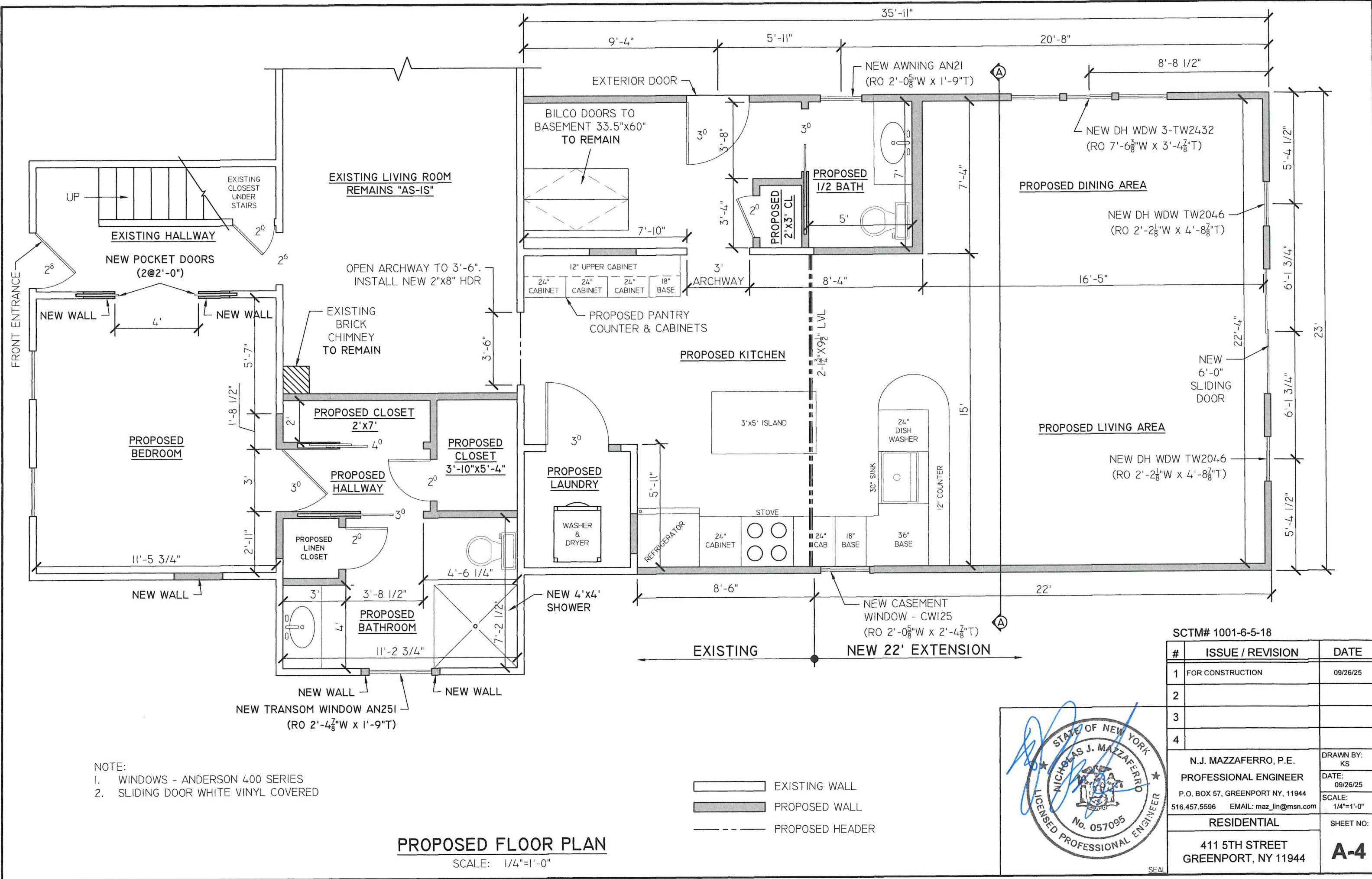


SCTM# 1001-6-5-18

#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		

N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com	DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL 411 5TH STREET GREENPORT, NY 11944	SHEET NO: A-3

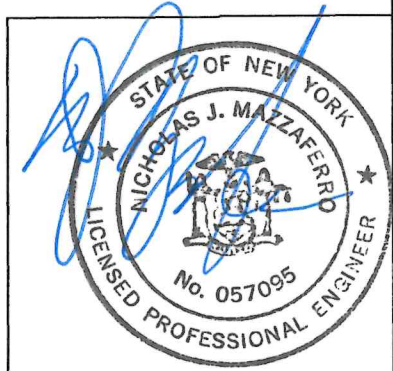




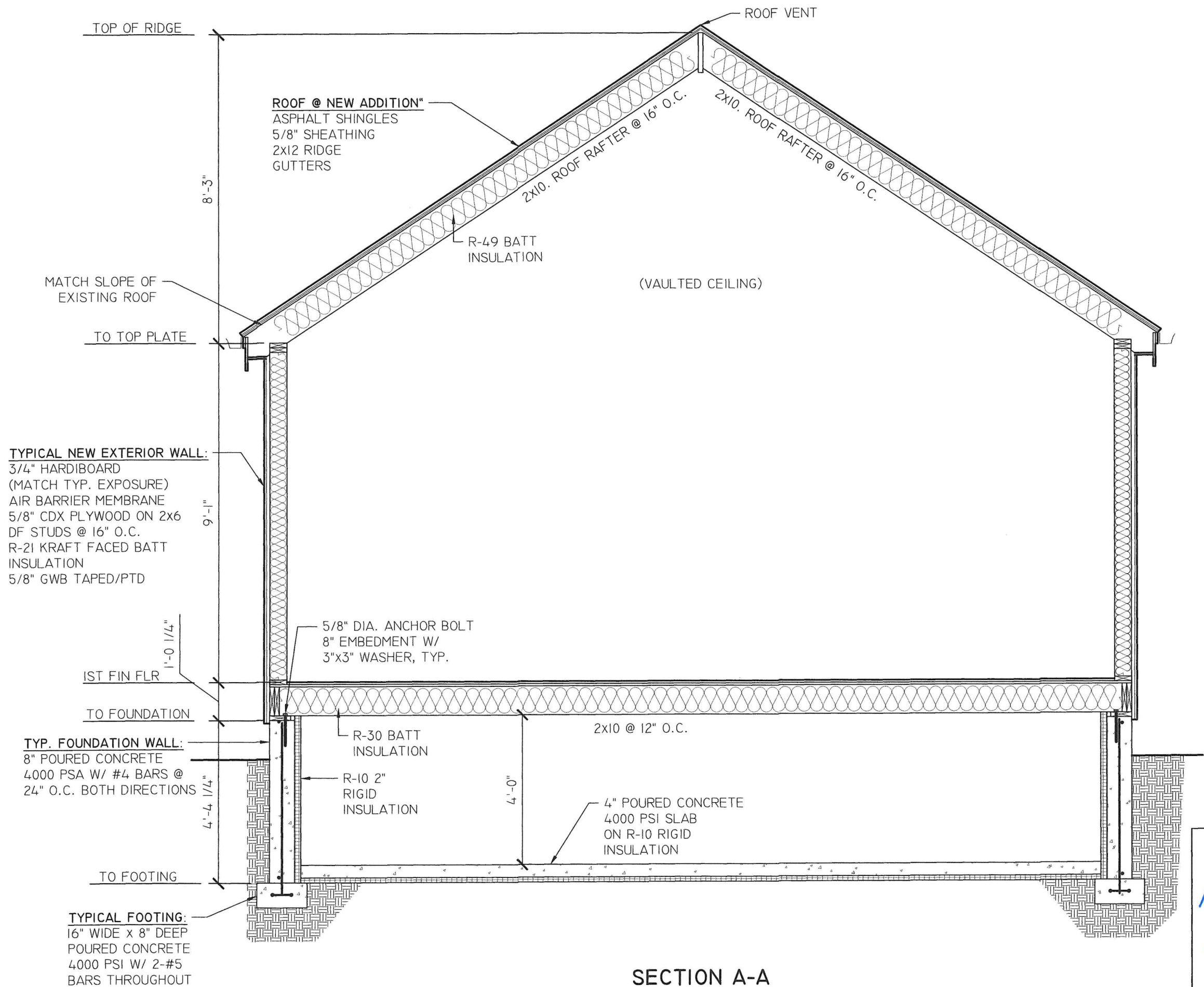
NOTE:
1. WINDOWS - ANDERSON 400 SERIES
2. SLIDING DOOR WHITE VINYL COVERED

PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

- EXISTING WALL
- PROPOSED WALL
- PROPOSED HEADER



SCTM# 1001-6-5-18		
#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		
N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com		DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL		SHEET NO:
411 5TH STREET GREENPORT, NY 11944		A-4



SECTION A-A
 SCALE: 3/8"=1'-0"

SCTM# 1001-6-5-18

#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		
N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com		DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL		SHEET NO:
411 5TH STREET GREENPORT, NY 11944		A-5



SEAL

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

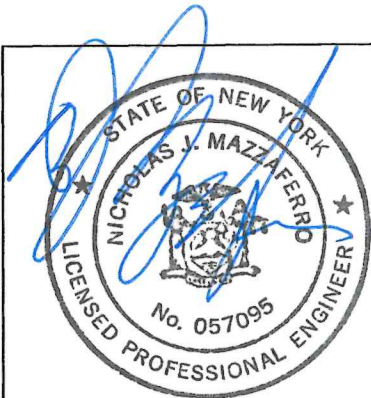


SIDE ELEVATION
SCALE: 1/4"=1'-0"



SCTM# 1001-6-5-18

#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		
N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com		DRAWN BY: KS DATE: 09/26/25 SCALE: 1/4"=1'-0"
RESIDENTIAL		SHEET NO:
411 5TH STREET GREENPORT, NY 11944		A-6



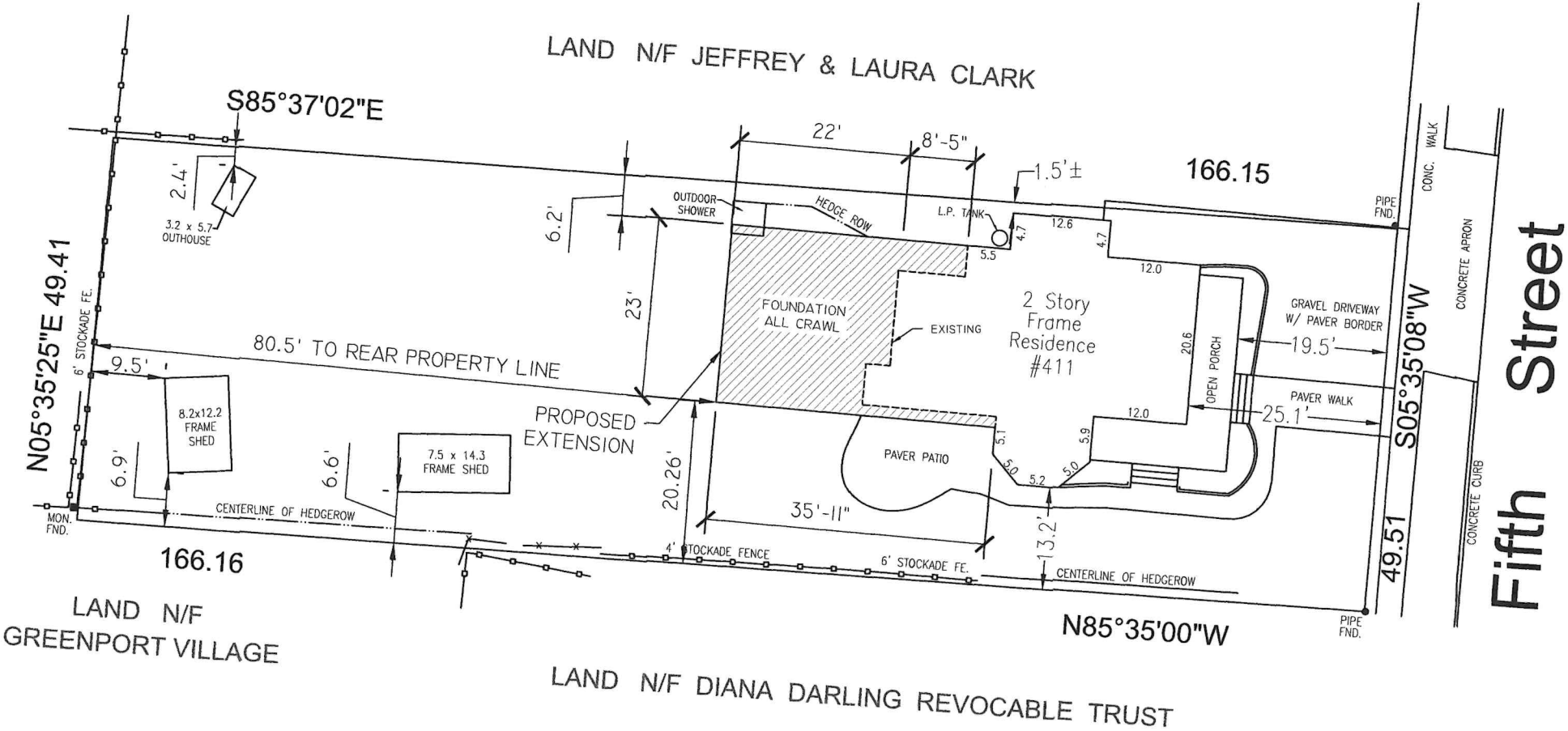
INSULATION REQUIREMENTS							
Building Envelope - Prescriptive Design							
NYS Energy Code - Chapter 4 Section R402							
Zone	FEN-u-factor	Glaze-u-factor	Ceiling R	Wall R	Floor R	Basement R	Crawl R
4	0.32	0.4	49	20 or 13+5	19	10 or 13	10 or 13

PROJECT INFORMATION	
LOCATION:	411 5 th Street, Greenport, NY 1194
COUNTY TAX MAP:	1001-6-5-18
ZONING:	R-2
LOT SIZE:	Total Sq.Ft. = 8,218
ALLOWABLE LOT COVERAGE:	2,465 Sq.Ft. = 30%
EXISTING LOT COVERAGE:	1,534 which is 18.6%
PROPOSED LOT COVERAGE:	1,881 Sq.Ft. + 226 Sq.Ft. = 2,107 Sq.Ft. which is 25.6% - Meets Criteria
SCOPE OF WORK:	Rear 1 Story Addition to Existing Single Family Residence
BUILDING CODE:	2020 NYS / Supplements - Including Current Energy and Electrical

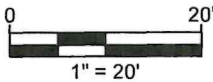
SITE INFORMATION				
LOCATION:	411 ^{5TH} STREET, GREENPORT, NY 11944			
COUNTY TAX MAP:	1001-6-5-18			
ZONING	R-2			
	REQUIRED/ALLOWED	CURRENT	PROPOSED	NOTES
LOT SIZE	7500	8218	8218	CURRENT AND PROPOSED - MEETS CODE
LOT COVERAGE - SQ.FT.	2250	1534	2107	CURRENT AND PROPOSED - MEETS CODE
LOT COVERAGE - %	30%	19%	26%	CURRENT AND PROPOSED - MEETS CODE
LOT DEPTH	100.0	166.2	166.2	CURRENT AND PROPOSED - MEETS CODE
LOT WIDTH	60.0	49.5	49.5	APPROVAL WITH PRE EXISTING LOT
FRONT YARD	30.0	19.5	19.5	APPROVAL WITH PRE EXISTING LOT
SIDE YARD WIDTH RIGHT	10.0	1.5	1.5 EXIST/6.2 PRO	APPROVAL WITH PRE EXISTING LOT/VARIANCE
SIDE YARD WIDTH LEFT	10.0	13.2	13.2	CURRENT AND PROPOSED - MEETS CODE
SIDE YARD COMBINED	25.0	14.7	14.7 EXIST/19.8 PRO	APPROVAL WITH PRE EXISTING LOT/VARIANCE
REAR YARD DEPTH	49.8	102.1	80.1	3/10 OF AREA - MEETS CODE
REAR YARD AREA	2466.0	5055.0	3965.8	CURRENT AND PROPOSED - MEETS CODE
REAR YARD COVER - SQ.FT.	739.8	226	226	3/10 OF AREA - MEETS CODE
REAR LOT COVERAGE - %	30%	4.40%	5.70%	CURRENT AND PROPOSED - MEETS CODE

BUILDING ENVELOPE - PRESCRIPTIVE DESIGN	ZONE	FEN-u-factor	Glaze-u-factor	Ceiling R	Wall R	Floor R	Basement R	Cawl R
NYS ENERGY CODE - CHAPTER 4 SECTION R402	4	0.32	0.4	49	20 or 13+5	19	10 or 13	10 or 13

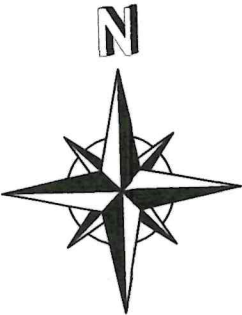
LAND N/F
CHARLES HARVEY



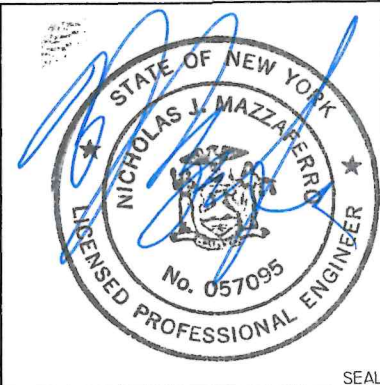
SITE PLAN



NOTE:
SURVEY INFORMATION WAS REFLECTED
FROM AJC LAND SURVEYING PLLC DATED
JUNE 9, 2025.



RECEIVED
DEC 29 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT



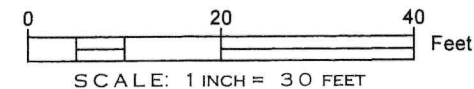
SCTM# 1001-6-5-18		
#	ISSUE / REVISION	DATE
1	FOR CONSTRUCTION	09/26/25
2		
3		
4		
N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com		DRAWN BY: KS DATE: 09/26/25 SCALE: AS SHOWN
RESIDENTIAL		SHEET NO:
411 5TH STREET GREENPORT, NY 11944		A-7

SURVEY OF PROPERTY

SITUATE
VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 1001 - 006.00 - 05.00 - 018.000

DATE SURVEYED: JUNE 9, 2025
PLOT PROPOSED: OCT. 30, 2025
ADD COVERAGE CHART: NOV. 21, 2025



Angelo J. Cecere

RECEIVED

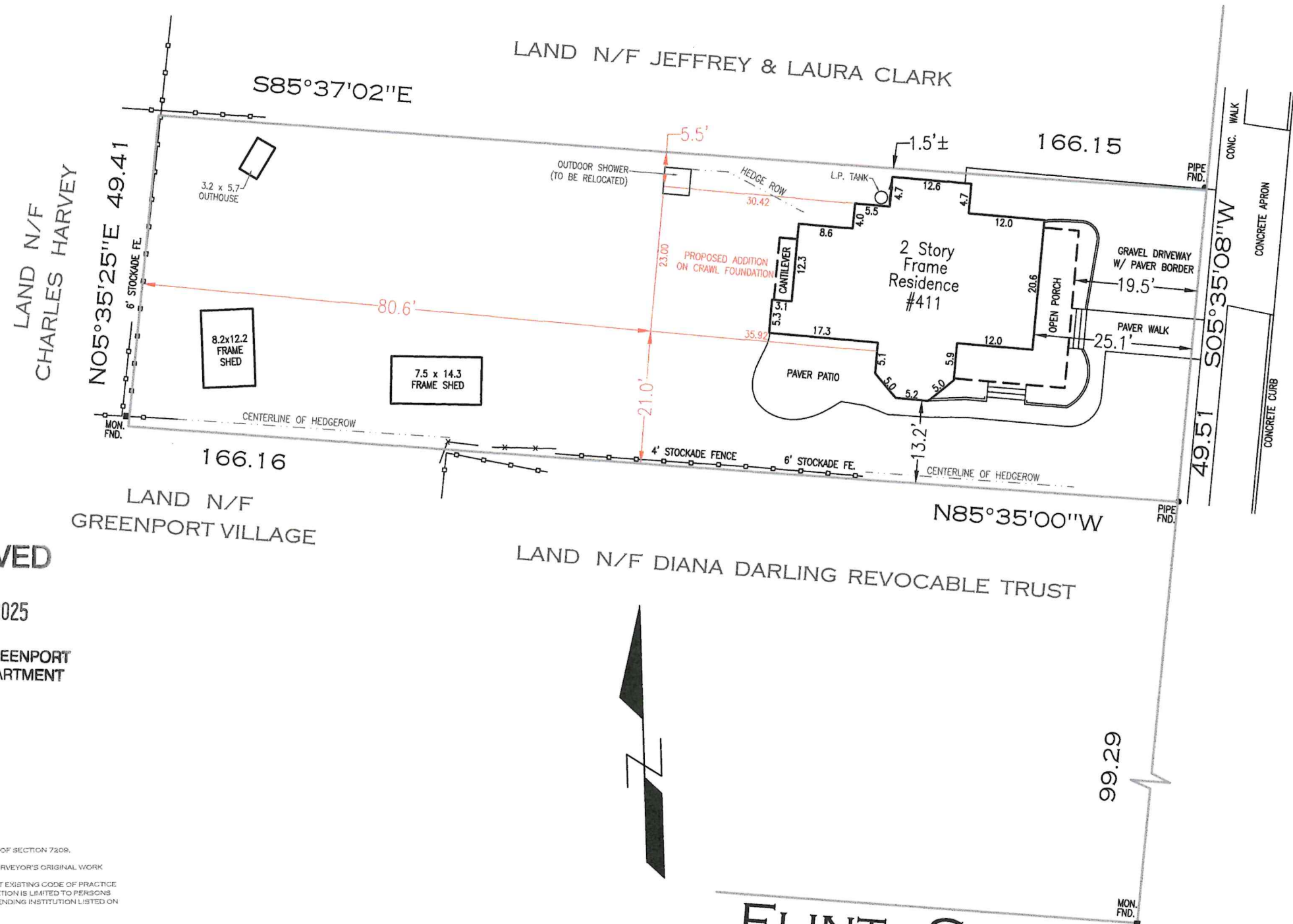
DEC 29 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

SURVEY IS FOR BUILDING DEPT. USE ONLY

LEGAL NOTES:
1. COPYRIGHT 2025 AJC LAND SURVEYING PLLC. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.
8. ONLY SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES.
9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL MEASUREMENTS REFER TO U.S. SURVEY FOOT.

AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR RD., MANORVILLE 11949
PHONE: 631-846-9973
EMAIL: INFO@AJCLANDSURVEYING.COM



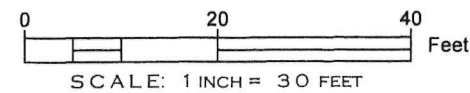
411 5TH STREET GREENPORT, NY - SCTM NO. 1001-6-5-18	
ZONING : R-2	
LOT SIZE	TOTAL S.F. = 8,218 S.F.
ALLOWABLE LOT COVERAGE	2,465 S.F. = 30%
EXISTING LOT COVERAGE	1,534 WHICH IS 18.6%
PROPOSED LOT COVERAGE	1881 S.F. + 226 S.F. = 2,107 S.F. WHICH IS 25.6%
SCOPE OF WORK	REAR 1 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE
BUILDING CODE	2020 NYS/SUPPLEMENTS INCLUDING CURRENT ENERGY & ELECTRICAL

SURVEY OF PROPERTY

SITUATE
VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 1001 - 006.00 - 05.00 - 018.000

DATE SURVEYED: JUNE 9, 2025



LAND N/F
CHARLES HARVEY

LAND N/F JEFFREY & LAURA CLARK

FIFTH STREET



Angelo J. Cecere

RECEIVED
GREENPORT VILLAGE

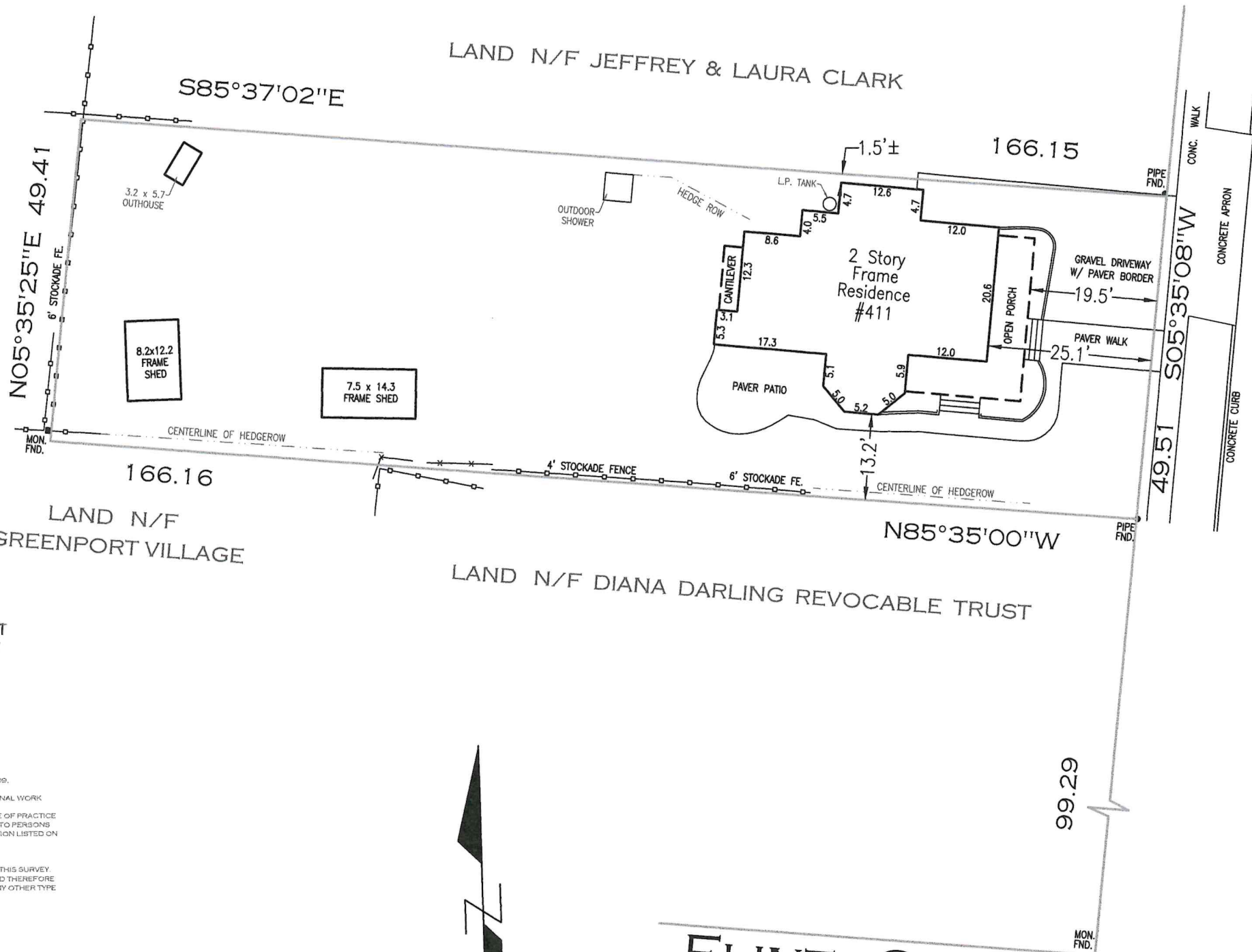
DEC 29 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

SURVEY IS FOR BUILDING DEPT. USE ONLY

LEGAL NOTES:
1. COPYRIGHT 2025 AJC LAND SURVEYING PLLC. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7-209, SUBDIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.
8. ONLY SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES.
9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL MEASUREMENTS REFER TO U.S. SURVEY FOOT.

AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR RD., MANORVILLE 11949
PHONE: 631-846-9973
EMAIL: INFO@AJCLANDSURVEYING.COM



FLINT STREET