



236 THIRD STREET  
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**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING**

**May 16, 2023 – 6:00 PM**

**Station One Fire House**

**Third & South Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the April 18th, 2023, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for June 20th, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 225 Monsell Place**

Motion to accept the Findings and Determinations for Wayne Turrett on behalf of Jesse Browner and Judith Cain. This property is located in the R-1 One Family Residential District and is not located in the Historic District.

**SCTM # 1001 -2 -2 -41.5**

**Item No. 4 – 417 West Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Joe Ippolito. The applicant proposes renovations and a two-story addition to the house and the addition of a new deck.

- The plans show a front-yard setback of 16.2 feet. This would require an area variance of 13.8 feet.
- The plans show a combined side-yard setback of 24.9 feet. This would require an area variance of 0.1 feet.
- The plans show an accessory building with a setback of 1.9 feet from the property line. This would require an area variance of 3.1 feet.
- The plans show an accessory building with a setback of 3.8 feet from the property line. This would require an area variance of 1.2 feet.

The property is located in the R-2 (One- and Two-Family Residential District) and not in the Historic District.

**SCTM # 1001 -4 -5 -2**

**Item No. 5**

Any other Zoning Board of Appeals business that might properly come before this Board.

**Item No. 6**

Motion to adjourn.