



236 THIRD STREET  
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**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
January 16th, 2024 – 6:00 PM  
Station One Fire House  
Third & South Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the December 19th, 2023, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for February 20th, 2024, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 218 South Street**

Motion to accept the Findings and Determinations for Christopher Shores and Rachel O'Connor. The property is located in the R-2, One- & Two-family Residential District, and is not located in the Historic District.

**SCTM # 1001 -4 -6 -11**

**Item No. 4 – 440 First Street**

Motion to accept the Findings and Determinations for Eric Urban and 1<sup>st</sup> & Center LLC. The property is located in the R-2, One- & Two-family Residential District, and is also located in the Historic District.

**SCTM # 1001 -4 -7 -1.1 and SCTM # 1001 -7 -1.2**

**Item NO. 5 - 160 Bay Avenue**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Patricia C. Moore, Esq., on behalf of Emmanuel N. Korakis, as Trustee of the Korakis 2023 Family Trust.

Applicant proposes an extensive renovation and reconstruction of both the exterior and interior of the home. This includes the removal of 1,102 sq. ft. from the current 2,591 sq. ft. 2-story home and adding an additional new 2,150 sq. ft. for a proposed 3,639 sq. ft. 2-story home. In addition, the applicant proposes that the current 35 sq. ft. front-covered porch be demolished, and a new 84 sq. ft front covered porch built. Applicant also proposes construction of an 18 sq. ft. side landing and a 333 sq. ft. rear covered deck. This requires the following variances:

- **Front Yard Setback Requirements.**

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard of the setback of 9.4 feet.

This would require an area variance of 20.6 feet.

- **Side Yard Setback Requirements.**

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the west side yard of the setback of 5.3 feet.

This would require an area variance of 4.7 feet.

- **3) 150-12 Residence District**

**(b)** Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show accessory building setback of 2.8 feet from lot line.

This would require an area variance of 2.2 feet.

- **150-13 Residence District Regulations.**

**(b)** Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show an accessory building setback of 2.8 feet from the principal building.

This would require a area variance of 7.2 feet.

- **150-13 Residence District Regulations.**

**A. (1)** An accessory building may be in any required rear yard.

The plans show an accessory building on the east side yard.

This would require a area variance of 24 feet.

- **150-12 Schedule of regulations.**

R-2 District: Maximum permitted lot coverage: 30% / 2,634 square feet.

The plans show a total lot coverage of 31% / 2,723 square feet.

This would require an area variance of 1% / 89 square feet.

This property is located in the R-2 One and two-family District and is also located in the Historic District.

**SCTM # 1001 -5 -2 -13**

**Item No. 6**

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

**Item No. 7**

Motion to adjourn.