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EXT 214

**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
February 20th, 2024 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y.**

Item No. 1

Motion to accept the minutes of the January 16th, 2024, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for March 19th, 2024, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 - 160 Bay Ave

Public Hearing regarding the application of Patricia C. Moore, Esq., on behalf of Emmanuel N. Korakis, as Trustee of the Korakis 2023 Family Trust. Applicant proposes a 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.
- **150-12 Residence District**
(b) Such building shall be set back 5 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 5 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 an 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 an 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 a 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. 4 - 304 Sterling Place

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Elizabeth Taleran of 304 Sterling Place. Applicant proposes the installation of a 320 square foot in-ground pool and a 496 square foot accessory structure. This requires the following variances:

- **Front Yard Setback Requirement**

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

The plans show the front yard of the pre-existing setback of 3.0 feet.

This would require an area variance of 27.0 feet.

This property is located in the R-1 One Family Residential District and is not located in the Historic District.

SCTM # 1001 -2 -2 -17

Item No. 5 - 181 Fifth Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of 181 Fifth Street, LLC. Applicant proposes a 612 square foot, two-story addition with basement. 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 setback of 15.2 feet.

This would require an area variance of 14.8 feet.

- **Side Yard Setback Requirements.**

150-12 Schedule Regulations R-2 District
Minimum Side Yard Requirement: 10 feet.
The plans show the side yard setback of 3.7 feet.
This would require an area variance of 6.3 feet.

- **150-13 Residence district regulations.**

Accessory buildings (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 a metal accessory building .2 feet from the property line.

This would require an area variance of 4.8 feet.

- **150-13 Residence district regulations.**

Accessory buildings (b) Such building shall be set back 5 feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show a plastic accessory building 1.2 feet from the property line.

This would require an area variance of 3.8 feet.

This property is located in the R-2 One and two-family District and is not located in the Historic District.

SCTM: 1001 -7 -4 -19

Item No. 6

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

Item No. 7

Motion to adjourn.