



236 THIRD STREET  
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CANDACE HALL  
EXT 214

**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING**

**March 19th, 2024 – 6:00 PM**

**Station One Fire House**

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

**Item No. 1**

Motion to accept the minutes of the February 20th, 2024, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for April 16th, 2024, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 - 160 Bay Ave**

Motion to accept the Findings and Determinations for Patricia C. Moore, Esq., on behalf of Emmanuel N. Korakis, as Trustee of the Korakis 2023 Family Trust. The property is located in the R-2, One- & Two-family Residential District, and is also located in the Historic District.

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

**Item No. 4 - 304 Sterling Place**

A public hearing regarding the application of Elizabeth Talerman 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**

A public hearing 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 0.2 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.