



**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS REGULAR MEETING
February 16, 2021 – 6:00 PM
Station One Firehouse - Third & South Streets, Greenport, N.Y.**

**236 THIRD STREET
GREENPORT, NY 11944**

**Tel (631) 477-0248
Fax: (631) 477-1877**

**MAYOR
GEORGE W. HUBBARD, JR.
EXT. 215**

**TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS**

**VILLAGE
ADMINISTRATOR
PAUL J. PALLAS, P.E.
EXT. 219**

**CLERK
SYLVIA PIRILLO, RMC
EXT. 206**

**TREASURER
ROBERT BRANDT
EXT. 217**

Item No. 1

Motion to accept the minutes of the January 19, 2021 Zoning Board of Appeals meeting.

Item No. 2

Motion to approve the minutes of the November 17, 2020 Zoning Board of Appeals meeting.

Item No. 3

Motion to schedule the next Zoning Board of Appeals meeting for March 15, 2021 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 4 – 25 Washington Avenue

A Public Hearing regarding the area variance applied for by Margaret DeCruz. The applicant proposes to construct an enclosed deck. This property is located in the R-1 (One Family) District and is not located in the Historic District.

- The plans show a 26-foot, 7-inch front yard setback off the proposed enclosed deck. The minimum setback requirement is 30 feet. This would require an area variance of 3-feet, 5-inches.

SCTM # 1001-2.-1-13

Item No. 5 – 25 Washington Avenue

Discussion and possible motion on the area variance applied for by Margaret DeCruz for the property located at 25 Washington Avenue, Greenport, NY, 11944.

SCTM # 1001-2.-1-13

Item No. 6 – 429 Sixth Street

A Public Hearing regarding the area variance applied for by Jennifer and James Kennedy. The applicants propose to add a second story addition to the property. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

- The plans show a proposed second floor addition. The current setback of the proposed addition shows 2-feet, 6-inches on the south side of the property. The minimum side yard setback is 10 feet. This would require an area variance of 7-feet, 6-inches.

SCTM # 1001-6.-3-5

Item No. 7 – 429 Sixth Street

Discussion and possible motion on the area variance applied for by Jennifer and James Kennedy for the property located at 429 Sixth Street, Greenport, NY, 11944.

SCTM # 1001-6.-3-5

Item No. 8 – 511 Carpenter Street

Motion to accept the application, schedule a public hearing, and arrange a site visit for the application of Jenna and Donald Williams, represented by Isaac-Rae Studio for the property located at 511 Carpenter Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires area and use variances.

SCTM # 1001-4.-3-32

Item No. 9 – 123 Sterling Avenue

Motion to accept the application, schedule a public hearing, and arrange a site visit for the application of 123 Sterling Avenue Corp., represented by Paul Pawlowski for the property located at 123 Sterling Avenue, Greenport, NY, 19944. This property is located in the W-C (Waterfront Commercial) District and is located in the Historic District. This property requires an area and use variance.

SCTM # 1001-3.-5-16.4/16.5

Item No. 10

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

Item No. 11

Motion to adjourn.