



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

March 15, 2021 – 6:00 p.m.

**In-person at the Station One Firehouse - Third & South Streets,
Greenport, N.Y., 11944**

**and also Via GoToMeeting (for listening and viewing, and comments
via "chat" once that portion of the hearing is opened).**

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EXT. 215**

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DEPUTY MAYOR**

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MARY BESS PHILLIPS

JULIA ROBINS

VILLAGE

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EXT. 219**

CLERK

**SYLVIA PIRILLO, RMC
EXT. 206**

TREASURER

**ROBERT BRANDT
EXT. 217**

Item No. 1

Motion to accept the minutes of the February 16, 2021 Zoning Board of Appeals meeting.

Item No. 2

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

Item No. 3

Motion to schedule the next Zoning Board of Appeals meeting for April 20, 2021 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 4 – 25 Washington Avenue

Motion to accept the findings and determinations for 25 Washington Avenue. This property is located in the R-1 (One Family) District and is not located in the Historic District.

SCTM # 1001-2.-1-13

Item No. 5 – 429 Sixth Street

Motion to accept the findings and determinations for 429 Sixth Street. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

SCTM # 1001-6.-3-5

Item No. 6 – 511 Carpenter Street

A Public Hearing regarding the area variances applied for by Jenna and Donald Williams, represented by Isaac-Rae Studio. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District.

1. The plans show a proposed third floor addition. This would require an area variance for a third story.
2. The plans show the lot coverage is 2,505; SF or 52%. This would require an area variance for a 22% lot coverage increase.
3. The plans show the front yard of the 2-story building setback to be 1-foot, 6-inches. This would require a front yard setback area variance of 28-feet, 6-inches.
4. The plans show the front yard setback of 1-foot, 6-inches. This would require a side yard setback area variance of 8-feet, 6-inches.
5. The plans show the front yard setback of 1-foot, 6-inches on the north side, and 3-feet, 4-inches on the south side. This would require a combined yard setback area variance of 20-feet, 4-inches.
6. The plans show the front yard setback of 5-feet, 6-inches. This would require a rear yard setback area variance of 24-feet, 6-inches.

SCTM # 1001-4.-3-32

Item No. 7 – 511 Carpenter Street

Discussion and possible motion on the area variances applied for by Jenna and Donald Williams for the property located at 511 Carpenter Street, Greenport, NY, 11944.

SCTM # 1001-4.-3-32

Item No. 8 – 123 Sterling Avenue

A Public Hearing regarding the area and use variances applied for by 123 Sterling Avenue Corp., represented by Paul Pawlowski. 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.

1. The uses that are proposed require the modification of the Stipulation of Settlement, and the approval of the Board of Trustees, Planning Board, Zoning Board of Appeals and the Sterling Neighborhood Association must approve the changes in the uses on the premises that are not conforming with the Stipulation of Settlement.
2. The plans show a proposed conversion of stipulated approved storage space on the first floor being converted into an indoor parking garage. Indoor parking garages are not a permitted use, conditional use, or special use in the W-C District. This would require a use variance.
3. The plans show a proposed conversion of stipulated approved open space on the second floor being converted into storage space. Storage space is not a permitted use, conditional use, or special use in the W-C District. This would require a use variance.
4. The reduction of Waterfront Commercial use is an expansion of the variance relief that was granted by the Zoning Board of Appeals in conjunction with the Stipulation of Settlement and requires an area variance.

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

Item No. 9 – 123 Sterling Avenue

Discussion and possible motion on the area and use variances applied for 123 Sterling Avenue Corp. for the property located at 123 Sterling Avenue, Greenport, NY, 11944.

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.