



236 THIRD STREET  
GREENPORT, NY 11944

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

[villageofgreenport.org](http://villageofgreenport.org)

**MAYOR**  
KEVIN STUESSI  
EXT 215

**TRUSTEES**  
MARY BESS PHILLIPS  
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

**TREASURER**  
ADAM BRAUTIGAM  
EXT. 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
June 18th, 2024 – 6:00 PM  
Station One Fire House  
Third & South Streets, Greenport, N.Y**

**Item No. 1**

Motion to accept the minutes of the March 19th, 2024, Zoning Board of Appeals meeting.

**Item No. 2**

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

**Item No. 3 - 304 Sterling Place**

Motion to accept the Findings and Determinations for Elizabeth Talerman. 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. 4 - 181 Fifth Street**

Motion to accept the Findings and Determinations for 181 Fifth Street, LLC. 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. 5 – 218 Sixth Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Frank Uellendahl on behalf of Sandra Benedetto & Elizabeth Gertz. Applicant proposes removing an existing 6' mudroom at the rear of the house, adding a 5' extension to the 1st floor, and extending the existing 10' rear deck by 5'. This would increase building coverage by 170 SF.

• **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 17.8 feet.

This would require an area variance of 12.2 feet.

- **Side Yard Setback Requirements. EXSISTING**

- 150-12 Schedule Regulations

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

- The plans show the west side yard of the setback of 1 inch.

- This would require an area variance of 9.9 feet.

- **Side Yard Setback Requirements. NEW PROPOSED**

- 150-12 Schedule Regulations

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

- The plans show the west side yard of the setback of 1 inch.

- This would require an area variance of 9.9 feet.

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

- A. Accessory (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 3.4 feet from the property line.

- This would require an area variance of 1.6 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 -2 -4**

**Item No. 6**

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

**Item No. 7**

Motion to adjourn.