



236 THIRD STREET
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**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
July 16th, 2024 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y**

Item No. 1

Motion to accept the minutes of the June 18th, 2024, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for August 20th, 2024, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 174 Sterling Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Robert I. Brown, RA, on behalf of Donald & Cynthia Scholl. Applicant proposes an addition to an existing 2-story, wood frame, single family residence. This is a proposed increase in building coverage of 1386 SF for each floor. This would require 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 23'3".
This would require an area variance of 6'9".
- **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 7'4".
This would require an area variance of 2'8".
- **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 7'6".
This would require an area variance of 2'6".
- **Combined Side Yard Setback Requirements.**
150-12 Schedule Regulations
R-2 District: Minimum Side Yard Requirement: 25 feet.
The plans show the west side yard of the setback of 14'10".
This would require an area variance of 10'2".

This property is located in the R-2 One- & Two-Family Residential District and is also located in the Historic District.

SCTM # 1001 -2 -3 -16

Item No. 4 - 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 additional variance:

- **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 8.7 feet.

This would require an area variance of 1.3 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. 5 – 218 Sixth Street

Public Hearing 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.