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

**December 17th, 2024 – 6:00 PM  
Station One Fire House  
Third & South Streets, Greenport, N.Y**

**Item No. 1**

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

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for January 21st, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 151 Central Avenue**

Public Hearing regarding the application of Jake LaChapelle on behalf of Idanes Sanchez. Applicant proposes renovation of existing two-story house. Work includes demolition of non-historic one-story kitchen addition at rear of house, rear deck, and non-historic garage at rear of house. Construction of new deck in approximate footprint of existing. Finished work will decrease building coverage by 118 SF to 1,455 SF. This requires the following variances:

**1. Front Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum front yard requirement: 30 feet.

§150-13(D)(3) Residence District Regulations

Average of two greatest setbacks: 27.3 feet.

The plans show an existing front yard setback of 10.5 feet.

This would require an area variance of 16.8 feet.

**2. Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum side yard requirement: 10 feet.

The plans show an existing side yard setback of 0.5 feet.

This would require an area variance of 9.5 feet.

**3. Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum side yard requirement: 10 feet.

The plans show a proposed side yard setback of 8.1 feet.

This would require an area variance of 1.9 feet.

#### **4. Combined Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum combined side yard requirement: 25 feet.

§150-13(E)(1) Residence District Regulations

Four tenths of the lot width: 14.2 feet.

The plans show a proposed combined side yard setback of 8.6 feet.

This would require an area variance of 5.6 feet.

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

**SCTM # 1001 -5 -2 -4**

#### **Item No. 4 – 746 Main Street**

Public Hearing regarding the application of Jennifer Del Vaglio on behalf of Wayne Turett. Applicant proposes construction of a 46' X 7.5' in-ground vinyl pool. This requires the following variances:

##### **1. Property Line Setback Requirements**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

The plans show a distance from the edge of the pool to the side yard property line of 14.5 feet.

This would require an area variance of 5.5 feet.

##### **2. Pool Screening from abutting properties.**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.

The plans show the pool to be located 14.5 feet from the side property line. A fence and concrete wall are indicated on the site plan but the information does not demonstrate compliance with visual screening.

##### **3. Property Line Setback Requirements**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool(c) An adequate permanent fence or barrier shall be erected, maintained and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents.

The plans provided indicate a fence with gate at each end. The gate is not labeled as self-closing, self-latching and the height of fence is not provided.

#### **4. Accessory Building Requirements**

§150-13 Residence District Regulations

##### **A. Accessory Buildings:**

(1) An accessory building may be located in any required rear yard. The plans provided indicate the pool is located in the side yard. This will require an area variance to allow the pool in the side yard of the property.

The property is located in the R-1 One-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -2 -3 -8.2**

#### **Item No. 5 – 320 Carpenter Street**

Public Hearing regarding the application of Ruth Weisehahn (Shank). Applicant proposes to build a 10' x 14' carport in the front yard. This requires the following variances:

##### **1. Accessory Building Setback**

§150-13 Residence District Regulations

##### **A. Accessory Building**

(1) An accessory building may be located in any required rear yard, provided that:

(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 Site Plan notes a proposed Carport and an Existing Shed in the Front Yard on Central Avenue as well as an existing shed in the rear yard.

This would require an area variance to allow the Carport and Shed within the required Front Yard as well as a variance of 5 Feet from the existing shed to the rear lot line.

##### **2. Front Yard Setback Requirements.**

§150-12 Schedule Regulations

R2 District: Front Yard Setback 30 Feet

§150-13 Residence District Regulations

##### **B. Corner Lots**

(2) Corner Lots Rear and Side Yards

R2 District: Front yards are required on both street frontages.

The Site Plan notes an existing 2 story frame residence within the required front yard setbacks on both street frontages.

This would require an area variance for the new noncompliance at both street frontages:

Central Ave: 4.9 Feet Front Yard Variance

Carpenter Street: 14.9 Feet Front Yard Variance

**3. Side Yard Setback Requirements.**

§150-12 & 13E Schedule Regulations & Existing Small Lots

R2 District: Side Yard Setback 10 Feet.

The Site Plan notes an existing 2 story frame residence within the required Side Yard.

This would require an area variance for the side yard of 5.7.

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

**SCTM # 1001 -5 -2 -10**

**Item No. 6 -426 Clark Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Marc Rische on behalf of 67 Sound Cheshire LP. Applicant proposes to renovate a single-family residence within existing footprint and add an additional 203 SF second floor. This requires the following variances:

**1. Front Yard Setback Requirements.**

§150-12 Schedule Regulations

R2 District: Front Yard Setback 30 Feet

§150-13 Residence District Regulations

B. Corner Lots (2) Corner Lots Rear and Side Yards

R2 District: Front yards are required on both street frontage.

The Site Plan notes an addition of 1 story above the existing 1 story residence within the same footprint.

This would require an area variance for the new noncompliance at both street frontages:

Clark Street: 16.8 Feet Front Yard Variance

5<sup>th</sup> Street: 21.7 Feet Front Yard Variance.

**2. Corner Lot Requirements.**

§150-13 Residence District Regulations

B. Corner Lots

(1) Obstruction to vision at street intersections. At all street intersections or

driveway entrances in all residence districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection.

The Site Plan notes an addition of 1 story above the existing 1 story residence within the same footprint.

This would require an area variance for the new noncompliance as the existing footprint of the building is within the diagonal line formed at 30 feet from each intersection.

**3. Accessory Building Setback**

§150-13 Residence District Regulations

B. Accessory Building

(1) An accessory building may be located in any required rear yard, provided that:

(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 Site Plan notes an existing garage 1.6 feet from the rear lot line and 4.0 feet from the side lot line.

This would require an area variance of 3.4 feet from the rear lot line and 1.0 feet from the side lot line.

The property is located in the R-2 One and Two-Family Residential District and is not located in the Historic District.

**SCTM # 1001 -7 -3 -7**

**Item No. 7**

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

**Item No. 8**

Motion to adjourn.