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**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
January 21st, 2025 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y**

Item No. 1

Motion to accept the minutes of the December 17th, 2024, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for February 18th, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 151 Central Avenue

Motion to accept the Findings and Determination for Jake LaChapelle on behalf of Idanes Sanchez. 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 – 320 Carpenter Street

Motion to accept the Findings and Determination for Ruth Weishahn (Shank). 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. 5 – 746 Main Street

Motion to accept the Findings and Determination for Jennifer Del Vaglio on behalf of Wayne Turett. 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

No. 6 - 426 Clark Street

Public Hearing regarding the application of Marc Rishe 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. Corner Lot Requirements.

§150-13 Residence District Regulations B. Corner Lots

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.

(a)The existing first floor is located within the diagonal line formed at 30 feet from each intersection.

(b)The proposed second floor is located within the diagonal line formed at 30 feet from each intersection.

2. Accessory Building Setback

§150-13 Residence District Regulations B. Accessory Building

(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 existing detached garage is 1.6 feet from the rear lot line and 4.0 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.