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

**April 15th, 2025 – 6:00 PM  
Greenport Schoolhouse  
Front & First Streets, Greenport, N.Y**

**Item No. 1**

Motion to accept the minutes of the March 18<sup>th</sup>, 2025, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for May 20th, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 417 Clark Street**

Public hearing regarding the application of Joe Bocci on behalf of Nicole Murch. Applicant proposes renovation and addition to an existing two-story, one-family residence, including general construction, mechanical, electrical, and plumbing. This project increases the building coverage by 11 SF. This requires the following variances:

- The proposed FRONT YARD SETBACK is 3.3' where 30' is required; therefore a 26.7' variance is required.
- The proposed EAST SIDE YARD SETBACK is 8.7' where 10' is required; therefore a 1.3' variance is required.
- The proposed BOTH SIDE YARDS SETBACK is 19.5' where 25' is required; therefore a 5.5' variance is required.
- The proposed height of the barn is 19.5' where 15' is required; therefore a 4.5' variance is required.
- The proposed EAST SIDE YARD SETBACK is .9' where 5' is required; therefore a 4.1' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 2.3' where 5' is required; therefore a 2.7' variance is required.
- The proposed LOT COVERAGE is 33% where 30% is required; therefore a 3% variance is required.

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 -5 -14**

**Item No. 4 – 432 First Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the applicant of Brooke Epperson on behalf of Magdalena Paragas. Applicant proposes restoration/renovation of an existing 1 1/2 story wood frame accessory structure. This requires the following variances:

- The proposed FRONT YARD SETBACK is 15.7' where 30' is required; therefore a 14.3' variance is required.
- The proposed NORTH SIDE YARD SETBACK is 2.6' where 10' is required; therefore a 7.4' variance is required.
- The proposed ACCESSORY STRUCTURE NORTH SIDE YARD SETBACK is 1.4' where 5' is required; therefore a 3.6' variance is required.
- The proposed ACCESSORY STRUCTURE EAST SIDE YARD SETBACK is 2.0' where 5' is required; therefore a 3.0' variance is required.
- The proposed ACCESSORY STRUCTURE max height is 26.10' where 15' is required; therefore a 11.10' variance is required.
- The proposed LOT COVERAGE is 39.2% where 30% is required; therefore a 9.2% variance is required.
- The proposed SHOWER PAD SETBACK is 3.8' where 5' is required; therefore a 1.2' variance is required.

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

**SCTM # 1001 -4 -7 -2.1**

**Item No. 5 – 114 North Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the applicant of Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Lauren & Michael Nagin. Applicant proposes the installation of a 14' x 22' inground gunite swimming pool. This requires the following variances:

- The proposed FRONT YARD SETBACK is 9.5' where 30' is required; therefore a 20.5' variance is required.
- The proposed WEST SIDE YARD SETBACK is 4.6' where 10' is required; therefore a 5.4' variance is required.
- The proposed POOL REAR YARD SETBACK is 10' where 20' is required; therefore a 10' variance is required.
- The proposed POOL WEST SIDE YARD SETBACK is 18' where 20' is required; therefore a 2' variance is required.
- The proposed POOL EAST SIDE YARD SETBACK is 18.3' where 20' is required; therefore a 1.7' variance is required.

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

**SCTM # 1001 -2 -6 -28**

**Item No. 6 – 630 Third Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the applicant of Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Rebecca Sharon. Applicant proposes the installation of a 16' x 32' inground vinyl swimming pool. This requires the following variances:

- The proposed FRONT YARD SETBACK is 16.3' where 30' is required; therefore a 13.7' variance is required.
- The proposed NORTH SIDE YARD SETBACK is 7.4' where 10' is required; therefore a 2.6' variance is required.
- The proposed POOL NORTH SIDE YARD SETBACK is 16.1' where 20' is required; therefore a 3.9' variance is required.
- The proposed POOL SOUTH SIDE YARD SETBACK is 16.1' where 20' is required; therefore a 3.9' variance is required.
- The proposed POOL EQUIPMENT SETBACK is 3' where 5' is required; therefore a 2' variance is required.

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

**SCTM # 1001 -2 -5 -3**

**Item No. 7 – 217 Sixth Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the applicant of Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Mark Carroll and Tara Maitra. Applicant proposes the renovation of the existing garage and the installation of a 16' x 32' inground gunite swimming pool. This requires the following variances:

- The proposed FRONT YARD SETBACK is 20.79' where 30' is required; therefore a 9.21' variance is required.
- The proposed NORTH SIDE YARD SETBACK is 3.74' where 10' is required; therefore a 6.26' variance is required.
- The proposed GARAGE SOUTH SIDE YARD SETBACK is 3.57' where 5' is required; therefore a 1.43' variance is required.
- The proposed LOT COVERAGE is 35.2% where 30% is required; therefore a 5.2% variance is required.
- The proposed POOL NORTH SIDE YARD SETBACK is 12.44' where 20' is required; therefore a 7.6' variance is required.
- The proposed POOL SOUTH SIDE YARD SETBACK is 14.6' where 20' is required; therefore a 5.4' variance is required.
- The proposed POOL EAST SIDE YARD SETBACK is 5.1' where 10' is required; therefore a 4.9' variance is required.
- The proposed POOL WEST SIDE YARD SETBACK is 6.3' where 10' is required; therefore a 3.7' variance is required.

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 -1 -8**

**Item No. 8**

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

**Item No. 9**

Motion to adjourn.