



236 THIRD STREET  
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ADAM BRAUTIGAM  
EXT. 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

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

**May 20th, 2025 – 6:00 PM**

**Station One Firehouse**

**Third & South Streets, Greenport, N.Y**

**Item No. 1**

Motion to accept the minutes of the April 15<sup>th</sup>, 2025, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for June 17th, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 417 Clark Street**

Motion to accept the Findings and Determination for Joe Bocci on behalf of Nicole Murch. 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**

Public hearing regarding the application 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**

Public hearing regarding the application 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**

Public hearing regarding the application 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**

Public hearing regarding the application 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 – 616 Main Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Andrew McCulloch. Applicant proposes renovation to the home to reconfigure apartments on each floor to be 3 bedrooms with 2 bath. Add a 162 sq/ft front porch. Replace and relocate some windows. Remove and replace the exterior rear staircase leading to the second floor and extend the connected second floor landing into a deck. The property is located in the R-2 One and Two-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -3 -4 -4**

**Item No. 9 – 432 First Street**

Discussion and possible motion on the area variances applied for by Brooke Epperson on behalf of Magdalena Paragas for the property located at 432 First Street, Greenport, NY 11944

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

**Item No. 10 – 114 North Street**

Discussion and possible motion on the area variances applied for by Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Lauren & Michael Nagin for the property located at 114 North Street, Greenport, NY 11944

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

**Item No. 11 – 630 Third Street**

Discussion and possible motion on the area variances applied for by Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Rebecca Sharon for the property located at 630 Third Street, Greenport, NY 11944

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

**Item No. 12 – 217 Sixth Street**

Discussion and possible motion on the area variances applied for by Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Mark Carroll and Tara Maitra for the property located at 217 Sixth Street, Greenport, NY 11944

**SCTM #1001 -7 -1 -8**

**Item No. 13**

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

**Item No. 14**

Motion to adjourn.