



236 THIRD STREET  
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ADAM BRAUTIGAM  
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**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

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

**June 17th, 2025 – 6:00 PM**

**Station One Firehouse**

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

**Item No. 1**

Motion to accept the minutes of the May 20<sup>th</sup>, 2025, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for July 15th, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 432 First Street**

Motion to accept the Findings and Determination for Brooke Epperson on behalf of Magdalena Paragas. 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. 4 – 630 Third Street**

Motion to accept the Findings and Determination for Jennifer Del Vaglio (East End Pool King, LLC.) on behalf of Rebecca Sharon. 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. 5 – 217 Sixth Street**

Motion to accept the Findings and Determination for Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Mark Carroll and Tara Maitra. 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. 6 – 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. 7 – 616 Main Street**

Public Hearing regarding the application of Andrew McCulloch. Applicant proposes renovation of the home to reconfigure apartments on each floor to be 3 bedrooms with 2 baths. 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. This requires the following variances:

- The proposed FRONT YARD SETBACK is 11.5' where 13.3' is required; therefore a 1.8' variance is required.
- The proposed FRONT YARD SETBACK is 5.5' where 13.3' is required; therefore a 7.8' variance is required.
- The proposed NORTHSIDE YARD SETBACK is 0' where 10' is required; therefore a 10' variance is required.
- The proposed NORTHSIDE YARD SETBACK is 4.5' where 10' is required; therefore a 5.5' variance is required.
- The proposed SOUTHSIDE YARD SETBACK is 2.7' where 10' is required; therefore a 7.3' variance is required.
- The proposed LOT COVERAGE is 42% where 30% is required; therefore a 12% 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 -3 -4 -4**

**Item No. 8 – 625 First Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Patricia C. Moore on behalf of Beth and David Dahle. Applicant proposes to construct a new accessory structure. This requires the following variances:

- SOUTH LOT LINE OF 5' IS REQUIRED. APPLICANT PROPOSES 2.6' THEREFORE A VARIANCE OF 2.4' IS REQUIRED.
- WEST LOT LINE OF 5' IS REQUIRED. APPLICANT PROPOSES 0.5' THEREFORE A VARIANCE OF 4.5' IS REQUIRED.
- MAXIMUM PERMITTED HEIGHT OF THE BUILDING OF 15'. APPLICANT PROPOSES 21' THEREFORE A VARIANCE OF 6' IS REQUIRED.
- LOT COVERAGE OF 30% IS REQUIRED. APPLICANT PROPOSES 33.2% THEREFORE A VARIANCE OF 3.2% IS REQUIRED.
- REAR YARD COVERAGE OF 30% IS REQUIRED. APPLICANT PROPOSES 39.5% THEREFORE A VARIANCE OF 9.5% 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 -2 -6 -35**

**Item No. 9 – 426 Clark Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Marc Rishe. Applicant proposes building a 254 SF deck. Applicant also requests that an existing 6' fence, installed by a prior owner, remain in the front yard of the property. This requires the following variances.

- The proposed FRONT YARD SETBACK is 8.3' where 30' is required; therefore a 21.7' is required.
- No fence or wall in a REQUIRED FRONT YARD shall have a height greater than 4'.

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. 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 – 616 Main Street**

Discussion and possible motion on the area variances applied for by Andrew McColloch for the property located at 616 Main Street, Greenport, NY 11944

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

**Item No. 12**

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

**Item No. 13**

Motion to adjourn.