



236 THIRD STREET  
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**MAYOR**

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**TREASURER**

ADAM BRAUTIGAM  
EXT. 217

**VILLAGE CLERK**

CANDACE HALL  
EXT 214

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

**July 15, 2025 – 6:00 PM**

**Station One Firehouse**

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

**Item No. 1**

Motion to accept the minutes of the June 17, 2025, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for August 19, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 114 North Street**

Motion to accept the Findings and Determination for Jennifer Del Vaglio (East End Pool King, LLC) on behalf of Lauren & Michael Nagin. 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. 4 – 616 Main Street**

Motion to accept the Findings and Determination for Andrew McCulloch. 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. 5 – 426 Clark Street**

Public hearing 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. 6 – 625 First Street**

Public hearing 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:

- To permit a southerly side yard setback of 2.6 feet, where a minimum of 5 feet is required.
- To permit a rear yard setback of 0.5 feet, where a minimum of 5 feet is required.
- To permit an accessory building height of 21 feet, where a maximum of 15 feet is permitted.
- To permit lot coverage of 35.7%, where a maximum of 30% is permitted.
- To permit rear yard lot coverage of 44.5%, where a maximum of 30% is permitted.
- To permit a pool west side setback of 5 feet, where a minimum of 10 feet 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. 7 – 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 to remove and replace the exterior rear staircase leading to the second floor and construct a second-floor deck. This requires the following variances:

- To permit a combined side yard setback of 16.5', where a minimum of 25' 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 – 426 Clark Street**

Discussion and possible motion on the area variances applied for by Marc Rishe for the property located at 426 Clark Street, Greenport, NY 11944

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

**Item No. 9 – 625 First Street**

Discussion and possible motion on the area variances applied for by Patricia C. Moore on behalf of Beth and David Dahle for the property located at 625 First Street, Greenport, NY 11944

**SCTM #1001 -2 -6 -35**

**Item No. 10**

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

**Item No. 11**

Motion to adjourn.