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

**December 16, 2025 – 6:00 PM
Station One Firehouse
Third & South Streets, Greenport, N.Y**

Item No. 1

Motion to accept the minutes of the November 18, 2025, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for January 20, 2026, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 229 Sixth Street

Public Hearing regarding the application of Jessica Zarzychi & Scott D. Buschman. Applicants propose to construct a 200-sf addition to an existing house. This requires the following variance:

- To permit a side yard setback of 7.9' where a minimum of 10' 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 -5

Item No. 4 – 140 Main Street

Public Hearing regarding the application of Robert I. Brown, RA on behalf of Mark & Patty Carlos. The applicant proposes to add a second and third floor to the building over existing retail space and create two (2) new apartments (approximately 1,100 square feet each). This requires the following variances:

1. Building Height Requirements

§150-12 Schedule Regulations

CR District: 2 Stories or 35 Feet

The plans show an addition of 2 stories above the existing 1 story retail space. Total 3 stories.

This would require an area variance of 1 Story.

2. Front Yard Setback Requirements

§150-12 Schedule Regulations

CR District: Front Yard Setback 6 Feet

The plans show an addition of 2 stories above the existing 1 story retail space with a 0 Foot Front Yard Setback at both Front Yards.

This would require an area variance of 6 Feet at Both Front Yards for the Addition.

The property is located in the C-R Retail Commercial District and is also located in the Historic District.

SCTM # 1001 -5 -3 -18

Item No. 5 – 174 Sterling Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Martha F. Reichert, Esq., on behalf of Cynthia & Donald Scholl. Applicant proposes an addition/renovation to an existing 2-story wood-frame single family residence and porch. This is a proposed increase in building coverage of 1,273 SF (20.6% total lot coverage). This would require the following variances:

- East lot line requirement: 10 feet.
The plans show the east lot line setback of 8.3'.
This would require an area variance of 1.7'.
- West lot line requirement: 10 feet.
The plans show the west lot line setback of 6.9'.
This would require an area variance of 3.1'.

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

SCTM # 1001 -2 -3 -16

Item No. 6 – 229 Sixth Street

Discussion and possible motion on the area variance applied for by Jessica Zarzycki & Scott D. Buschman for the property located at 229 Sixth Street, Greenport, NY 11944.

SCTM # 1001 -7 -1 -5

Item No. 7 – 140 Main Street

Discussion and possible motion on the area variances applied for by Robert I. Brown, RA on behalf of Mark & Patty Carlos for the property located at 140 Main Street, Greenport, NY 11944.

SCTM # 1001 -5 -3 -18

Item No. 8

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

Item No. 9

Motion to adjourn.