



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

LILY DOUGHERTY-JOHNSON

JULIA ROBINS
MARY BESS PHILLIPS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

ZONING BOARD OF APPEALS
RECEIVED NOTICE OF DISAPPROVAL

OCT 17 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

REVISED

FROM: Building Department

APPLICANT: Jessica Zarzycki/David Buschman

ADDRESS: 229 Sixth Street
Greenport, NY 11944

SCTM: 1001-007-001-005

DATE: September 26, 2025

FILE# 24-043

The building permit application for construction of an ADDITION at the above-mentioned premises has been denied for the following reasons:

MAIN HOUSE:

- The proposed NEW REAR YARD EXTENSION NORTHSIDE is 7.9' where 10' is required; therefore a 2.1' variance is required.

George Pfriend
Building Inspector



ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

235 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 10/3/25

RECEIVED

OCT 17 2025

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

JESSICA ZARZYCKI
SCOTT D. BUSCHMAN
First Name Last Name Business Name, if applicable
229 6th ST GREENPORT NY 11944
Mailing Address City/ Town/ Village State Zip
917-951-9583 scott.buschman@gmail.com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

JARED LOVELESS VECTAL EAST. LTD.
First Name Last Name Business Name, if applicable
PO BOX 148 GREENPORT NY 11944
Mailing Address City/ Town/ Village State Zip
631-270-6981 VECTAL EAST. LTD. EMAIL.COM
Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 7 Block: 1 Lot 5
Street Address: 229 6th St. Greenport, New York, 11944

Zoning District: ☐ WC ☐ R1 ☐ R2 ☐ PD ☐ CR ☐ CG

Is property located within the Historic District? ☐ Yes ☒ No



ZONING BOARD OF APPEALS APPLICATION **AREA VARIANCE**

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

The Code Official reviewed and denied an application dated _____ for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:

(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: _____ Section: 150 - _____ Subsection: _____

Type of appeal made for:

☒ A Variance to the Zoning Code or Zoning Map.

☐ An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? ☐ Yes ☐ No ☐ I Don't Know

If yes, please provide the date appeal was made: _____.

Project Description: SMALL, 1-STORY ADDITION

For Demolition of Existing Building Areas:

Please describe area being removed:

SIDING ADJACENT TO ADDITION
REMOVAL OF 1 WINDOW

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): 200 SF

Dimensions of Second Floor: N/A

Height (from finished grade to top of ridge): 12 - Feet, 2 - Inches

Is basement or lowest floor area being constructed? ☐ Yes ☐ No

If yes, please provide height (above ground) measured from natural existing grade to first floor:

____ - Feet, ____ - Inches.



ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 1

Describe General Characteristics BEFORE alterations: SMALL
1-STORY RANCH

Number of floors AFTER Alterations: 1

Describe General Characteristics AFTER alterations: SLIMMER LARGER
1-STORY RANCH

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1,863 SF

Proposed Increase in Building Coverage: 200 SF

Square Footage of this Lot: 8,493 SF

Percentage of Coverage of this Lot by Building Area: 24 %

Purpose of New Construction:

Please describe:

OFFICE SPACE



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Area Variance Reasons for Appeal:

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

No

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

No

Is the requested Area Variance substantial?

No

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

No

Are there Covenants or Restrictions concerning this land? ☐ Yes ☒ No
If yes, please furnish copies.

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

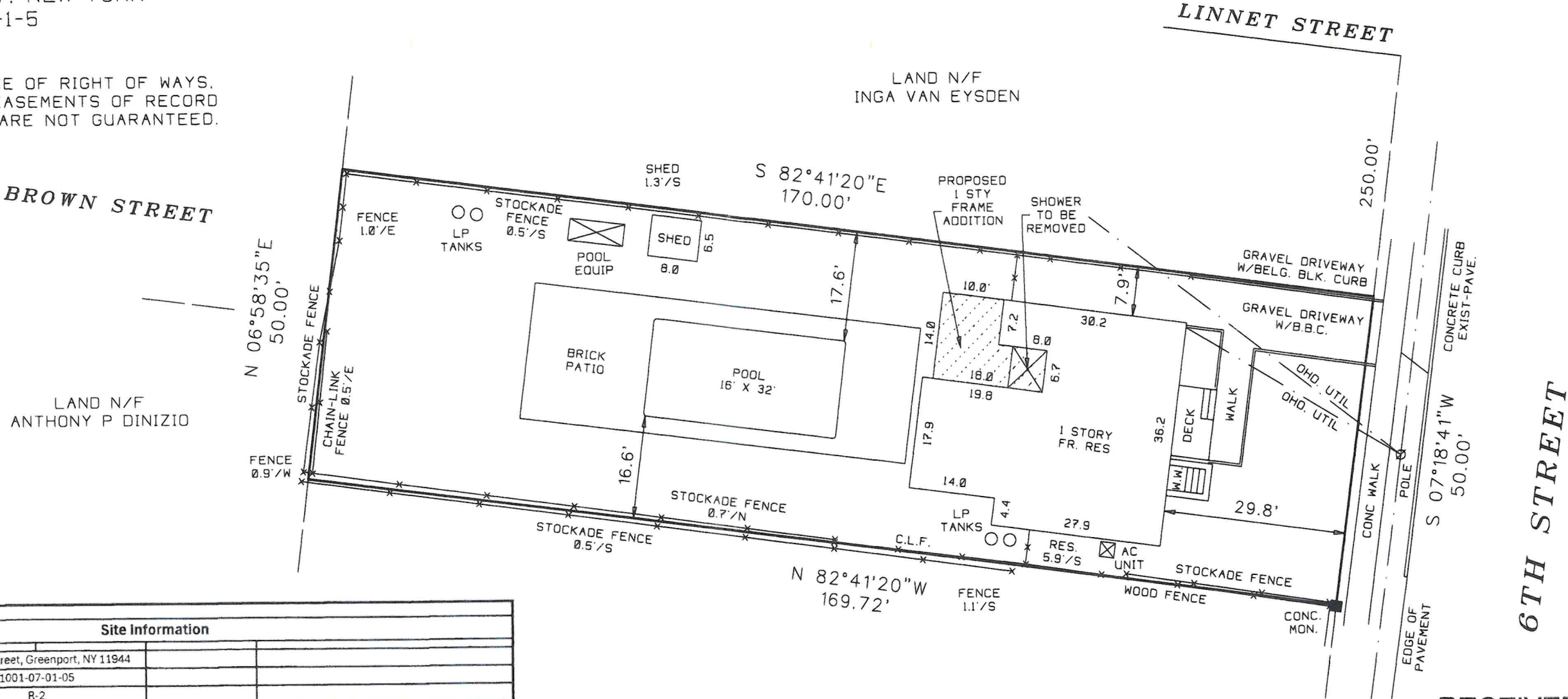
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 3 day
of OCTOBER 20 25 Signature 
Owner or Applicant


Notary Public, Suffolk County, New York
JEANMARIE ODDON
Notary Public, State of New York
No.010D6251238
Qualified in Suffolk County
Commission Expires November 14, 20 27

SURVEY OF:
PROPERTY LOCATED IN THE INC VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 1001-7-1-5
SCALE: 1"=20'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.



Site Information				
Location	229 Sixth Street, Greenport, NY 11944			
County Tax Map	1001-07-01-05			
Zoning	R-2			
	Required/Allowed	Current	Proposed	Notes
Lot Size	7500	8493	8493	Current and Proposed - Meets Code
Lot Coverage - SQ FT	2250	1863	2056	Current and Proposed - Meets Code
Lot Coverage - %	30%	22%	24%	Current and Proposed - Meets Code
Lot Depth	100.00	169.72	169.72	Current and Proposed - Meets Code
Lot Width	60.00	50.00	50.00	Approved with Prior Variance
Front Yard	30.00	29.8	29.8	Approved with Prior Variance
Side Yard Width Left	10.00	5.90	5.90	Approved with Prior Variance
Side Yard Width Right	10.00	7.90	7.90	Approved with Prior Variance
Side Yard Combined	25.00	13.80	13.80	Approved with Prior Variance
Rear Yard Depth	50.92	54.00	54.00	3/10 of Depth - Meets Code
Rear Yard Area	2546.00	2700.00	2700.00	Current and Proposed - Meets Code
Rear Yard Cover - SQ FT	763.70	564.00	564.00	3/10 of Area - Meets Code
Lot Coverage - %	30%	20.80%	20.80%	Current and Proposed - Meets Code

LAND N/F
KARA LETTS &
PHILIP LETTS



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO
THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION
LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED BY:
PAUL BARYLSKI LAND SURVEYING
PATCHOGUE, NY.
PHONE 631-294-6985
FAX 631-627-3186
PAULBARYLSKI@YAHOO.COM
JUNE 9, 2025