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

**January 20, 2026 – 6:00 PM
Station One Firehouse
Third & South Streets, Greenport, N.Y.**

Item No. 1

Motion to accept the minutes of the December 16, 2025, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for February 17, 2026, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 229 Sixth Street

Motion to accept the Findings and Determination for Jessica Zarzychi & Scott D. Buschman. 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

Motion to accept the Findings and Determination for Robert I. Brown, RA on behalf of Mark & Patty Carlos. 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 – 411 Fifth Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Robert and Kristin Chute. Applicants propose to add a one-story rear addition to an existing single-family residence. This would increase total building(s) lot coverage by 573 SF for total lot coverage of 25.6%. This requires the following variance:

- To permit a North side yard setback of 5.5' 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 -6 -5 -18

Item No. 6

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

Item No. 7

Motion to adjourn.