



236 THIRD STREET  
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**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
February 17, 2026 – 6:00 PM  
Station One Firehouse  
Third & South Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the January 20, 2026, Zoning Board of Appeals meeting.

**Item No. 2**

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

**Item No. 3 – 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. 4 – 174 Sterling Street**

Public Hearing regarding the application of Lisa Gillooly and Tony Spiridakis, 178 Sterling Street, Greenport, appealing the Building Inspector's determination dated November 7, 2025 regarding 174 Sterling Street. Applicants' appeal contends that the determination improperly omitted variances required for front yard and aggregate side yard setbacks, misapplied the "four-tenths rule" under Village Code §150- 13(E), and did not identify a wetlands (chapter 142) permit requirement.

**SCTM # 1001 -2 -3 -16**

**Item No. 5 – 174 Sterling Street**

Public Hearing 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 – 625 First Street**

Dave Murray on behalf of Beth & David Dahle. Applicant proposes construction of an accessory structure. This requires the following variance:

- Lot coverage of 30% is required. Applicant is proposing 34.9%, therefore a variance of 4.9% is required.
- Rear yard lot coverage of 30% is required. Applicant is proposing 31.0%, therefore a variance of 1% 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**

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

**Item No. 8**

Motion to adjourn.