



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

**April 19, 2022– 6:00 p.m.**

**Old Schoolhouse - Front and First Streets Greenport, N.Y., 11944**

**Item No. 1**

Motion to accept and approve the minutes of the March 15, 2022 Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for May 17, 2022 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3– 316 Front Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Barbara Kujawski, for the property located at 316 Front Street Greenport, NY, 11944. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District. This property requires a use variance.

**SCTM # 1001-4.-8-33**

**Item No. 4– 302 Sixth Street**

A public hearing regarding the use and area variances applied for by Alex Bell. The applicant proposes to install an inground swimming pool and construct a pool house at the property located at 302 Sixth Street. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District. The proposed construction requires a use variance and area variances as follows:

**1. The inground swimming pool does not meet required setbacks.**

**§ 150-7C(3)** Garden house, tool house, playhouse, wading pool or swimming pool incidental to the residential use of the premises and not operated for gain, provided that swimming pools of any size and a depth in excess of six inches shall be subject to the following requirements:

- a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.
- b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.
- c) An adequate permanent fence or barrier shall be erected, maintained, and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents, in accordance with Section 720.1 of the New York State Uniform Fire Prevention and Building Construction Code.

The Plans show the proposed pool with a north setback of 8-feet. The minimum requirement is 20-feet. This would require an area variance of 12-feet on the north side.

**2. The garage is located in front yard.**

**§ 150-13 Residence district regulations.**

- A. Accessory buildings:
  1. An accessory building may be located in any required rear yard, provided that:
    - a) Such building shall not exceed 15 feet in height.
    - b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

**236 THIRD STREET  
GREENPORT, NY 11944**

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MARY BESS PHILLIPS

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**VILLAGE  
ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

A. Corner lots.

1. Rear and side yards. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others to be side yards.

The Plans show the existing garage with a setback of 2.7 feet. The minimum requirement is 5 feet from any lot line. This would require an area variance of 2.3 feet.

The Plans show the existing garage in front yard. An accessory building may be located in any required rear yard. This will require an area variance of 7.2 feet.

**3. Shower enclosure located in front yard.**

**§ 150-13 Residence district regulations.**

B. Accessory buildings:

2. An accessory building may be located in any required rear yard, provided that:
  - c) Such building shall not exceed 15 feet in height.
  - d) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

B. Corner lots.

2. Rear and side yards. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others to be side yards.

The Plans show an existing shower enclosure constructed without the benefit of a building permit and located in the front yard. This will require an area variance of 17.6 feet.

**SCTM # 1001-6.-7-8**

**Item No. 5– 440 First Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Eric Urban, for the property located at 440 First Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires a use variance.

**SCTM # 1001-4.-7-1**

**Item No. 6**

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

**Item No. 7**

Motion to adjourn.