



**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS REGULAR MEETING  
December 21, 2021 – 6:00 p.m.  
Station One Firehouse - Third & South Streets, Greenport, N.Y.,  
11944**

**236 THIRD STREET  
GREENPORT, NY 11944**

**Tel (631) 477-0248  
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**MAYOR**

GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE**

**ADMINISTRATOR**

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

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

**Item No. 1**

Motion to accept the minutes of the November 16, 2021 Zoning Board of Appeals meeting.

**Item No. 2**

Motion to approve the minutes of the September 21, 2021 Zoning Board of Appeals meeting.

**Item No. 3**

Motion to schedule the next Zoning Board of Appeals meeting for January 18, 2022 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 4- 148 Bay Avenue**

A public hearing regarding the area variances applied for by Bridget and Eric Elkin. The applicants propose to make substantial renovations and expansions to an existing single-family residence, per the attached letter. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires area variances as follows:

- One-Family dwelling: Maximum lot coverage: 30%
  - The specifications show the proposed lot coverage is 1,540 SF (35.7%). The allowable lot coverage is 1,292 SF (30%). This would require an area variance of 248 SF (5.7%) lot coverage increase.
- One-Family dwelling: Front Yard Setback: 30-feet.
  - The plans show the front yard setback of 14.7 feet. The required front yard setback is a minimum of 30 feet. This would require an area variance of 15.3 feet.
- The total dimensions of both side yards for a principal building shall be computed on the basis of four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yards dimension shall be less than 10 feet.
  - The plans show a west yard setback of 5.7 feet. The required side yard setback is a minimum of 10 feet. This would require an area variance of 4.3 feet.
- The total dimensions of both side yards for a principal building shall be computed based on four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yards dimension shall be less than 10 feet.
  - The plans show an east side yard setback of 1.5 feet. The required side yard setback is a minimum of 10 feet. This would require an area variance of 8.5 feet.

- The total dimensions of both side yards for a principal building shall be computed based on four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.
  - The calculated combined side yard setback is 13.1 feet. (0.4 x 32.71)  
The plans show proposed combined setback of 7.2 feet. This would require an area variance of 5.9 feet.
  
- One-Family dwelling number of stories permitted is 2 ½.
  - The plans show the Conversion of the attic to livable space. The maximum permitted number of stories is 2 ½. This would require a variance for the 3<sup>rd</sup> story.
  
- One-Family dwelling: Off Street Parking.
  - The plans show no off-street parking to be provided. The off-street parking per dwelling unit requires 2 off-street parking spaces. This would require a variance for two (2) off-street parking spaces.

**SCTM # 1001-5.-2-15**

**Item No. 5 – 148 Bay Avenue**

Discussion and possible motion on the area variances applied for by Bridget and Eric Elkin for the property located at 148 Bay Avenue, Greenport, NY, 11944.

**SCTM # 1001-5.-2-15**

**Item No. 6 – 220 Fifth Avenue**

Discussion and possible motion on the area variances applied for by Ian Crowley and Angelo Stepnoski for the property located at 220 Fifth Avenue, Greenport, NY, 11944.

**SCTM # 1001-4.-8-7**

**Item No. 7**

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

**Item No. 8**

Motion to adjourn.



## 148 Bay Avenue Project Description - UPDATED for ZBA

The proposed project consists of a substantial renovation and expansion to an existing single family residence in the historic district of Greenport Village. The homeowners wish to update, reconfigure, and expand some of the existing floor plan to accommodate their growing family as well as make an existing third floor space a habitable space. All proposed actions will maintain the existing non-conforming setbacks. Proposed changes to the house will meet New York State energy code and environmental resources of the municipality will not be impacted as the home is already connected to existing water and wastewater systems.

The proposed renovation would add a 62 sq ft extension to the northwest side of the house while converting the existing 135 sq ft northwestern side porch into year round habitable space. The proposed renovation would extend a portion of the back of the house by 32 sq ft on the first floor and by 269sqft on the second floor to create one uniform back wall to the house. These first and second floor alterations would add 498 sq ft of additional square footage to the house. The proposed renovation will also create a habitable third floor creating two additional bedrooms, and a bathroom. A fire sprinkler system is proposed for the 3rd floor and its pathway of egress. The existing third floor is 500 sq ft and the renovation of the third floor space does not expand the footprint in any way and does not in any way impact the existing roof, height, or envelope of the single family residence.

As part of the porch conversion and the back wall of the house, new windows and doors would be added to these areas of the single family residence. No other windows and doors would be changed.

Overall, the existing 1446 sq ft footprint of the house would be enlarged 94 sq ft to a 1540 sq ft footprint and the existing lot coverage of 33.6% would increase to 35.7%. The proposed changes would not further infringe on the existing non-compliant setbacks of the property.