



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

May 18, 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
Fax: (631) 477-1877**

**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 April 21, 2021 Zoning Board of Appeals meeting.

Item No. 2

Motion to approve the minutes of the March 15, 2021 Zoning Board of Appeals meeting.

Item No. 3

Motion to schedule the next Zoning Board of Appeals meeting for June 15, 2021 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 4 – 25 Washington Avenue

Motion to accept the findings and determinations for 25 Washington Avenue. This property is located in the R-1 (One Family) District and is not located in the Historic District.

SCTM # 1001-2.-1-13

Item No. 5 – 429 Sixth Street

Motion to accept the findings and determinations for 429 Sixth Street. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

SCTM # 1001-6.-3-5

Item No. 6 – 175 Fifth Street

Motion to accept the application, schedule a public hearing, and arrange a site visit for the application of John Winkler, for the property located at 175 Fifth Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District. This property requires an area variance.

SCTM # 1001-7.-4-18

Item No. 7 – 511 Carpenter Street

Motion to reopen the Public Hearing and schedule another public hearing in June for the application of Jenna and Donald Williams, represented by Isaac-Rae Studio for the property located at 511 Carpenter 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 area variances.

SCTM # 1001-4.-3-32

Item No. 8 – 449 Main Street

A Public Hearing regarding the area variance applied for by Bennett Brokaw, represented by Eileen Wingate. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

1. The plans show a 1-foot, 2-inch setback off the north side of the existing accessory structure. The minimum setback requirement is 10-feet. This would require an 8-foot, 10-inch area variance.
2. The plans show a 2-foot, 8-inch setback off the south side of the proposed patio. The minimum setback requirement is 10-feet. This would require a 7-foot, 4-inch area variance.
3. The plans show a 3-foot, 2-inch setback off the north side of the existing accessory structure. The minimum setback requirement is 10-feet. This would require a 6-foot, 10-inch area variance.

SCTM # 1001-4.-7-18

Item No. 9 – 449 Main Street

Discussion and possible motion on the area variance applied for by Bennett Brokaw for the property located at 449 Main Street, Greenport, NY, 11944.

SCTM # 1001-4.-7-18

Item No. 10

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

Item No. 11

Motion to adjourn.