



**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS REGULAR MEETING
October 18, 2022– 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

villageofgreenport.org

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

INTERIM TREASURER

STEPHEN GAFFGA
EXT 213

Item No. 1

Motion to accept and approve the minutes of the September 20, 2022 Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for November 15, 2022 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, New York, 11944.

Item No. 3 – 440 First Street

Motion to re-schedule the public hearing for 6:00 p.m. on November 15, 2022 at the Station One Firehouse, Third and South Streets, Greenport, New York, 11944; at the request of the applicant.

SCTM # 1001- 4-7-1.1 and # 1001-4-7-1.2

Item No. 4 – 117 Main Street

Motion to accept the application, schedule a public hearing and possible site visit for the area variance applied for by Gustavo Acero on behalf of Greenport Hedges LLC. The applicant proposes to add a 2' x 2' PVC sign and to replace existing signage. The property is located in the WC (Waterfront Commercial) District and is also located in the Historic District.

SCTM # 1001 -5 -4 -35.2

Item No. 5 - 446 6th Street

Motion to accept the application, schedule a public hearing and possible site visit for the area variance applied for by Kate Samuels on behalf of Ann Pettibone and Bo Riccobono. The applicants propose to add a 5'X10' deck on the rear side of the property, as well as new windows and doors on the rear elevation on the property. The property is located in the R-2 (One and Two-Family Residential District).

SCTM #1001-6-3-10

Item No. 6 – 225 Monsell Place

A public hearing regarding the application submitted by Wayne Turett of The Turett Collaborative on behalf of Jesse Browner and Judith Clain. The applicants propose to construct an addition to the existing dwelling at the property located at 225 Monsell Place. This property is located in the R-1 (One-Family) District and is not located in the Historic District. This proposed construction requires area variances as follows:

1. Front-Yard Setback Requirements.

150-12 District Regulations

R-1 District: Minimum Front-Yard Setback Requirement: 30 feet.
The plans show a front yard setback of 17 feet.
This would require an area variance of 13 feet.

2. Side-Yard Setback Requirement

150-12 District Regulations

R-1 District: Minimum Side-Yard Setback:12 feet.
The plans show a Side-Yard Setback of 7 feet.
This would require an area variance of 5 feet.

3. Combined Side-Yard Setback Requirements.

150-12 District Regulations

R-1 District: Minimum Combined Side-Yard Setback: 30-feet.
The plans show a combined Side-Yard Setback of 7 feet.
This would require an area variance of 23 feet.

SCTM # 1001-2-2-41.5

Item No. 7

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

Item No. 8

Motion to adjourn.