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

June 20, 2023 – 6:00 PM

Station One Fire House

Third & South Streets, Greenport, N.Y.

Item No. 1

Motion to accept the minutes of the May 16th, 2023, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for July 18th, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 417 West Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Joe Ippolito. The applicant proposes a two-story addition to the house, renovations, and the addition of a new deck.

- The plans show a front-yard setback of 16.2 feet. This would require an area variance of 13.8 feet.
- The plans show a combined side-yard setback of 24.9 feet. This would require an area variance of 0.1 feet.
- The plans show an accessory building with a setback of 1.9 feet from the property line. This would require an area variance of 3.1 feet.
- The plans show an accessory building with a setback of 3.8 feet from the property line. This would require an area variance of 1.2 feet.

The property is located in the R-2 One- and Two-Family Residential District and not in the Historic District.

SCTM # 1001 -4 -5 -2

Item No. 4 – 535 2nd Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Andrew Glassman. Applicant proposes to legitimize pre-existing, non-conforming setbacks to the existing home. The applicant also proposes to build a 138 square foot screened-in deck, requiring an additional variance.

- The plans show a front-yard setback of 14 feet. This would require an area variance of 16 feet.
- The plans show a side-yard setback of 1.8 feet. This would require an area variance of 8.2 feet.
- The plans show a side-yard setback for the proposed deck of 7.7 feet. This would require an area variance of 2.3 feet.

The property is located in the R-2 One- and Two-Family Residential District and not located in the Historic District.

SCTM # 1001 -2 -6 -16

Item No. 4 – 424 2nd Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Monika Majewski on behalf of Divine Home LLC. Applicant proposes construction of a new one-family, two-story house with a 1,281 sq. ft. footprint. Applicant also proposes construction of a 16' x 28' pool.

- The plans show a pool setback from property line (North side) of 11.2 feet. This would require an area variance of 8.8 feet.
- The plans show a pool setback from property line (South side) of 11 feet. This would require an area variance of 9 feet.

The property is located in the R-2 (One- and Two-Family Residential District) and is also located in the Historic District.

SCTM # 1001 -4 -2 -35.3

Item No. 5

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

Item No. 6

Motion to adjourn.