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

**July 18, 2023 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y.**

Item No. 1

Motion to accept the minutes of the June 20th, 2023, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for August 15th, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 11 North Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Marc Rishe on behalf of 11 North Street Sound LLC. Applicant proposes to renovate both floors of the existing house and expand the first floor by 250 square feet and the second floor by 200 square feet. Applicant also proposes to demolish the existing garage.

- The plans show lot area of 5521 square feet. This would require an area variance of 1979 square feet.
- The plans show the lot depth of 57.29 feet. This would require an area variance of 42.71 feet.
- The plans show the front-yard setback of 7.2 feet. This would require an area variance of 22.8 feet.
- The plans show the one side-yard setback of 1.5 feet. This would require an area variance of 8.5 feet.
- The plans show the rear-yard setback of 25.2 feet. This would require an area variance of 4.8 feet.

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

SCTM # 1001 -4 -3 -22.5

Item No. 4 – 417 West Street

A Public Hearing 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. 5 – 535 2nd Street

A Public Hearing 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. 6 – 424 2nd Street

A Public Hearing 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. 7 – 417 West Street

Discussion and possible motion on the area variances applied for by Joe Ippolito. 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. 8 - 535 2nd Street

Discussion and possible motion on the area variances applied for by Andrew Glassman. The property is located in the R-2 One- and Two-Family Residential District and not in the Historic District.

SCTM # 1001 -2 -6 -16

Item No. 9 – 424 2nd Street

Discussion and possible motion on the area variances applied for by Monika Majewski on behalf of Divine Home LLC. 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. 10

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

Item No. 11

Motion to adjourn.