



236 THIRD STREET  
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**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING**

**August 15, 2023 – 6:00 PM  
Station One Fire House  
Third & South Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the July 18th, 2023, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for September 19th, 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 Findings and Determinations for Joe Ippolito. The property is located in the R-2 One- and Two-Family Residential District and not located in the Historic District.

**SCTM # 1001 -4 -5 -2**

**Item No. 4 – 535 2<sup>nd</sup> Street**

Motion to accept the Findings and Determinations for Andrew Glassman. 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. 5 – 520 Madison Avenue**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Marc Rische on behalf of 67 Sound Chesire LP. Applicant proposes extensive renovations to house, which requires legitimizing two pre-existing non-conforming setbacks.

- The plans show the front-yard setback of 15 feet. This would require an area variance 15 feet.
- The plans show a side-yard setback of 5.8 feet for the existing structure. This would require an area variance of 4.2 feet.

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

**SCTM # 1001 -4 -1 -7**

**Item No. 6 – 424 2<sup>nd</sup> Street**

A continuation of 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 – 11 North Street**

A Public Hearing 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 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 also located in the Historic District.

**SCTM # 1001 -4 -3 -22.5**

**Item No. 8 – 424 2<sup>nd</sup> 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. 9 – 11 North Street**

Discussion and possible motion on the area variances applied for by Marc Rishe on behalf of 11 North Street Sound 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 -3 -22.5**

**Item No. 10**

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

**Item No. 11**

Motion to adjourn.

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