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**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
September 19, 2023 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y.**

Item No. 1

Motion to accept the minutes of the August 15th, 2023, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for October 17th, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 520 Madison Avenue

A Public Hearing regarding the application of Marc Rishe 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 15.5 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 is not located in the Historic District.

SCTM # 1001 -4 -1 -7

Item No. 4 – 424 2nd 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. 5 – 11 North Street

A continuation of 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. 6 – 440 First Street

A Public Hearing regarding the application of Eric Urban and 1st & Center LLC. The applicant is appealing the determination of the Building Inspector, specifically the Notice of Disapproval dated November 15, 2021, and the amended Notice of Disapproval dated February 11, 2022, which denied the applicant’s request for a building permit to convert the existing accessory structure to a single-family dwelling on the property located at 440 First Street. The applicant also seeks area variances from §150-12 (“Schedule of Regulations”) for the accessory structure.

- (i) 150-8(A)(1) and/or 150-7(A)(1), to permit two (2) one-family detached dwellings, where only one single-family detached dwelling is permitted,
- (ii) 150-12, to permit (a) a rear yard setback of 2.5 feet, where a minimum of 30 feet is required, (b) a side yard setback of 2.1 feet, where a minimum of 10 feet is required, and (c) no on-site parking, where a minimum of 2 spaces would be required for the proposed use.

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

Item No. 7 – 520 Madison Avenue

Discussion and possible motion on the area variances applied for by Marc Rishe on behalf of 67 Sound Chesire LP. The property is located in the R-2 One- and Two-Family Residential District and is not located in the Historic District.

SCTM # 1001 -4 -1 -7

Item No. 8 – 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. 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 – 440 First Street

Discussion and possible motion on the area variances applied for by Eric Urban and 1st & Center 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.-7-1.1 and SCTM # 1001-4.-7-1.2

Item No. 11

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

Item No. 12

Motion to adjourn.