



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

**October 17, 2023 – 6:00 PM**

**Station One Fire House**

**Third & South Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the September 19th, 2023, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for November 21st, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 520 Madison Avenue**

Motion to accept the Findings and Determinations for Marc Rishe on behalf of 67 Sound Cheshire LP. This property is located in the R-2, One- & Two-family Residential District, and is not located in the Historic District.

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

**Item No. 4 – 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. 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 continuation of a Public Hearing regarding the application of Eric Urban and 1<sup>st</sup> & 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 – 625 First Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of David Murray on behalf of Beth and David Dahle of 625 First Street. Applicant proposes increased building coverage on the first and second floors of the house from a total of 1700 sq. ft. to a total of 2026 sq. ft. Applicant also proposes construction of a 200 sq. ft. inground pool.

- The plans show a Front Yard of 13-feet. The minimum front yard requirement is 30-feet. This would require an area variance of 17-feet.
- The plans show a side yard of 3.2-feet. The minimum side yard requirement is 10 feet. This would require an area variance of 6.8 feet.
- The plans show an accessory structure with setback of 1 foot. The minimum setback for accessory structures is 5 feet. This would require an area variance of 4 feet.
- The plans show an accessory structure with setback of 2.5 foot. The minimum setback for accessory structures is 5 feet. This would require an area variance of 2.5 feet.
- The plans show lot coverage of 36.02% The maximum lot coverage requirement is 30%. This would require an area variance of 6.2% = 488 square feet (house 288 square feet / pool 200 square 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 -2 -6 -35**

**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 – 440 First Street**

Discussion and possible motion on the area variances applied for by Eric Urban and 1<sup>st</sup> & 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.