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**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
November 21st, 2023 – 6:00 PM
Station One Fire House
Third & South Streets, Greenport, N.Y.**

Item No. 1

Motion to accept the minutes of the October 17th, 2023, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for December 19th, 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 Findings and Determinations for Marc Rische on behalf of 11 North Street Sound LLC. The property is located in the R-2, One- & Two-family Residential District and is also located in the Historic District.

SCTM # 1001 -4 -3 -22.5

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. The applicant also proposes construction of a 12' x 28' pool.

- The plans show a pool setback from property line (North Side) of 18 feet. This would require an area variance of 2 feet.
- The plans show a pool setback from property line (East Side) of 8 feet. This would require an area variance of 12 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 – 440 First Street

A continuation of 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. 6 – 625 First Street

A Public Hearing 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 setback 13-feet. The minimum front yard setback requirement is 30-feet. This would require an area variance of 17-feet.
- The plans show a side-yard setback 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 a setback of 2.5 feet. The minimum setback for an accessory structure is 5 feet. This would require an area variance of 2.5 feet.
- The plans show lot coverage of 36.2%. 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. 7 – 218 South Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Christopher Shores and Rachel O'Connor. Applicants propose to demolish the existing rear porch and non-functional chimney and replace them with an enclosed porch which merges into kitchen / interior space. Applicants also propose to replace the roof and rebuild the mud room and entrance area. These alterations will add 78.0 SF of building coverage to the home.

- The plans show an existing front-yard setback of 1.8-feet. The minimum front yard requirement is 30-feet. This would require an area variance of 28.2-feet.
- The plans show an existing side-yard setback of 3-feet. The minimum side-yard requirement is 10 feet. This would require an area variance of 7 feet.
- The plans show an existing accessory structure with setback of 3-feet. The minimum setback for accessory structures is 5 feet. This would require an area variance of 3-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 -6 -11

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 – 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. 10 – 625 First Street

Discussion and possible motion on the area variances applied for by David Murray on behalf of Beth and David Dahle of 625 First Street. 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. 11

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

Item No. 12

Motion to adjourn.