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

Item No. 1

Motion to accept the minutes of the November 21st, 2023, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for January 16th, 2024, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 625 First Street

Motion to accept the Findings and Determinations for David Murray on behalf of Beth and David Dahle. 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 – 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. 5 – 218 South Street

A Public Hearing 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. 6 – 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. 7 – 218 South Street

Discussion and possible motion on the area variances applied for by Christopher Shores and Rachel O'Connor. 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

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

Item No. 9

Motion to adjourn.