



236 THIRD STREET  
GREENPORT, NY 11944

Tel (631) 477-0248  
Fax: (631) 477-1877

**MAYOR**

GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS REGULAR MEETING  
August 17, 2021 – 6:00 p.m.  
Station One Firehouse - Third & South Streets, Greenport, N.Y.,  
11944**

**Item No. 1**

Motion to accept the minutes of the July 20, 2021 Zoning Board of Appeals meeting.

**Item No. 2**

Motion to approve the minutes of the June 15, 2021 Zoning Board of Appeals meeting.

**Item No. 3**

Motion to schedule the next Zoning Board of Appeals meeting for September 21, 2021 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 4 – 511 Carpenter Street**

A Public Hearing regarding the area variances applied for by Jenna and Donald Williams. The applicants propose to make alterations to a two-story building and an accessory structure on the property located at 511 Carpenter Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District.

- The plans show a proposed third floor addition. This would require an area variance for a third story.
- The specifications show the proposed lot coverage is 2,895 SF (60%). The allowable lot coverage is 1,437 SF (30%). This would require an area variance of 1,458 SF (30%) lot coverage increase.
- The plans show the front yard of the two-story building with a setback of 1-foot, 6-inches. This would require an area variance of 28-feet, 6-inches.
- The plans show the front yard setback of 1-foot, 6-inches. This would require an area variance of 8-feet, 6-inches.
- The plans show the front yard setback of 1-foot, 6-inches on the north side, and 3-feet, 4-inches on the south side. This would require an area variance of 20-feet, 4-inches.
- The plans show the front yard setback of 5-feet, 6-inches. This would require an area variance of 24-feet, 6-inches.

**SCTM # 1001-4.-3-32**

**Item No. 5– 220 Fifth Avenue**

A Public Hearing regarding the area variances applied for by Ian Crowley and Angelo Stepnoski. The applicants propose to subdivide the property located at 220 Fifth Avenue, Greenport, NY, 11944. The proposed subdivision would allow for the construction of a new 1,665 sq. ft. house, with a footprint of 838 sq. ft. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

- The plans show lot 5 width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.
- The plans show lot 4 width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.

- The plans show a lot area for the proposed lot 4 of 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.
- The plans show a lot area for the proposed lot 5 of 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.

**SCTM # 1001-4.-8-7**

**Item No. 6 – 511 Carpenter Street**

Discussion and possible motion on area variances applied for by Jenna and Donald Williams for the property located at 511 Carpenter Street, Greenport, NY, 11944.

**SCTM # 1001-4.-3-32**

**Item No. 7 – 220 Fifth Avenue**

Discussion and possible motion on the area variances applied for by Ian Crowley and Angelo Stepnoski for the property located at 220 Fifth Avenue, Greenport, NY, 11944.

**SCTM # 1001-4.-8-7**

**Item No. 8**

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

**Item No. 9**

Motion to adjourn.