



**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS REGULAR MEETING**

**November 16, 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 September 21, 2021 Zoning Board of Appeals meeting.

**Item No. 2**

Motion to approve the minutes of the August 17, 2021 Zoning Board of Appeals meeting.

**Item No. 3**

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

**Item No. 4– 148 Bay Avenue**

Motion to accept the application, schedule a public hearing, and arrange a site visit for the application of Bridget and Eric Elkin, for the property located at 148 Bay Avenue, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires area variances.

**SCTM # 1001-5.-2-15**

**Item No. 5– 220 Fifth Avenue**

A continuation of 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 2-story dwelling on the parcel known as SCTM No. 1001-4.-8-7. 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 5 with a combined side yard of 18.9 feet. The minimum combined side yard requirement is 25-feet. This would require an area variance of 6.1 feet.
- The plan shows lot 5 with a front yard setback of 16.4 feet. The minimum front yard requirement is 30-feet. This would require an area variance of 13.6 feet.
- The plans show lot 5 with an accessory structure with setbacks on both the North and East side of 2.9 feet. The minimum setback for accessory structures is 5-feet. This would require two area variances of 2.1 feet each on the North side and East side of the accessory structure.
- 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 lot 4 area is 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 lot 5 area is 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**

**236 THIRD STREET  
GREENPORT, NY 11944**

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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

**Item No. 6 – 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. 7**

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

**Item No. 8**

Motion to adjourn.