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**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS REGULAR MEETING
September 21, 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 August 17, 2021 Zoning Board of Appeals meeting.

Item No. 2

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

Item No. 3

Motion to schedule the next Zoning Board of Appeals meeting for October 19, 2021 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 4 – 511 Carpenter Street

Motion to accept the Findings and Determinations for Jenna and Donald Williams. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District.

SCTM # 1001-4.-3-32

Item No. 5– 302 Sixth Street

Motion to accept the application, schedule a public hearing, and arrange a site visit for the application of Alex Bell, for the property located at 302 Sixth Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District. This property requires a use variance.

SCTM # 1001-6.-7-8

Item No. 6– 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 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. 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.