



236 THIRD STREET  
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**VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
March 18th, 2025 – 6:00 PM  
Greenport Schoolhouse  
Front & First Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the January 21st, 2025, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for April 15th, 2025, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 426 Clark Street**

Motion to accept the Findings and Determination for Marc Rishe on behalf of 67 Sound Cheshire LP. The property is located in the R-2 One and Two-Family Residential District and is not located in the Historic District.

**SCTM # 1001 -7 -3 -7**

**Item No. 4 – 417 Clark Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Joe Bocci on behalf of Nicole Murch. Applicant proposes a renovation and addition to an existing two-story, one-family residence, including general construction, mechanical, electrical, and plumbing. This project increases the building coverage by 11 SF. This requires the following variances:

- The proposed FRONT YARD SETBACK is 3.3' where 30' is required; therefore a 26.7' variance is required.
- The proposed EAST SIDE YARD SETBACK is 8.7' where 10' is required; therefore a 1.3' variance is required.
- The proposed BOTH SIDE YARDS SETBACK is 19.5' where 25' is required; therefore a 5.5' variance is required.
- The proposed height of the barn is 19.5' where 15' is required; therefore a 4.5' variance is required.

- The proposed EAST SIDE YARD SETBACK is .09' where 5' is required; therefore a 4.1' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 2.3' where 5' is required; therefore a 3.7' variance is required.
- The proposed LOT COVERAGE is 33% where 30% is required; therefore a 3% variance is required.

The property is located in the R-2 One and Two-Family Residential District and is not located in the Historic District.

**SCTM # 1001 -7 -5 -14**

**Item No. 5**

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

**Item No. 6**

Motion to adjourn.