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

**April 21, 2026 – 6:00 PM  
Old Schoolhouse**

**First & Front Streets, Greenport, N.Y.**

**Item No. 1**

Motion to accept the minutes of the March 17, 2026, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for May 19, 2026, 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 Determination for David Murray on behalf of Beth & David Dahle. The property is located in the R-2 One and Two-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -2 -6 -35**

**Item No. 4 – 429 Sixth Street**

Public Hearing regarding the application of James & Jennifer Kennedy. Applicants propose construction of a rear accessory structure. This requires the following variance:

- Maximum height allowance is 15 feet. Applicants are requesting height of 16'3", therefore, a variance of 1'.3" 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 -6 -3 -5**

**Item No. 5 – 174 Sterling Street**

Public Hearing regarding the application of Martha F. Reichert, Esq., on behalf of Cynthia & Donald Scholl. Applicant proposes an addition/renovation to an existing home. This would require the following variances:

- THE MINIMUM COMBINED SIDE YARD SETBACK REQUIRED IS 25' THE PLAN SHOWS A COMBINED SIDE YARD SETBACK OF 20.3'. THEREFORE A VARIANCE OF 4.7' IS REQUIRED FOR THE COMBINED SIDE YARD SETBACK RELIEF (150-12(A))
- THE PROPOSED ADDITION INCREASES THE DEGREE OF OR CREATES NEW NONCOMPLIANCE WITH THE ZONING REGULATIONS (150-21(A))

This property is located in the R-2 One & Two-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -2 -3 -16**

**Item No. 6 – 746 Main Street**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Wayne Turret. Applicant proposes to construct a 7' x 40' lap pool in the rear yard of the house. This requires the following variance:

- West lot line requirement: 20'.  
The plans show the west lot line setback of 14'.  
This would require an area variance of 6'.

This property is located in the R-2 One & Two-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -2 -3 -18.2**

**Item No. 7 – 429 Sixth Street**

Discussion and possible motion on the area variance applied for by James & Jennifer Kennedy for the property located at 429 Sixth Street, Greenport, NY 11944.

**SCTM # 1001 -6 -3 -5**

**Item No. 8 – 174 Sterling Street**

Discussion and possible motion on the area variances applied for by Martha F. Reichert, Esq., on behalf of Cynthia & Donald Scholl for the property located at 174 Sterling Street, Greenport, NY 11944.

**SCTM # 1001 -2 -3 -16**

**Item No. 9**

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

**Item No. 10**

Motion to adjourn.