

INCORPORATED VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS

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*In the Matter of*

CYNTHIA SCHOLL and DONALD SCHOLL,  
174 Sterling Street, Greenport  
(SCTM No. 1001-002.00-03.00-016.000)

*Applicants.*

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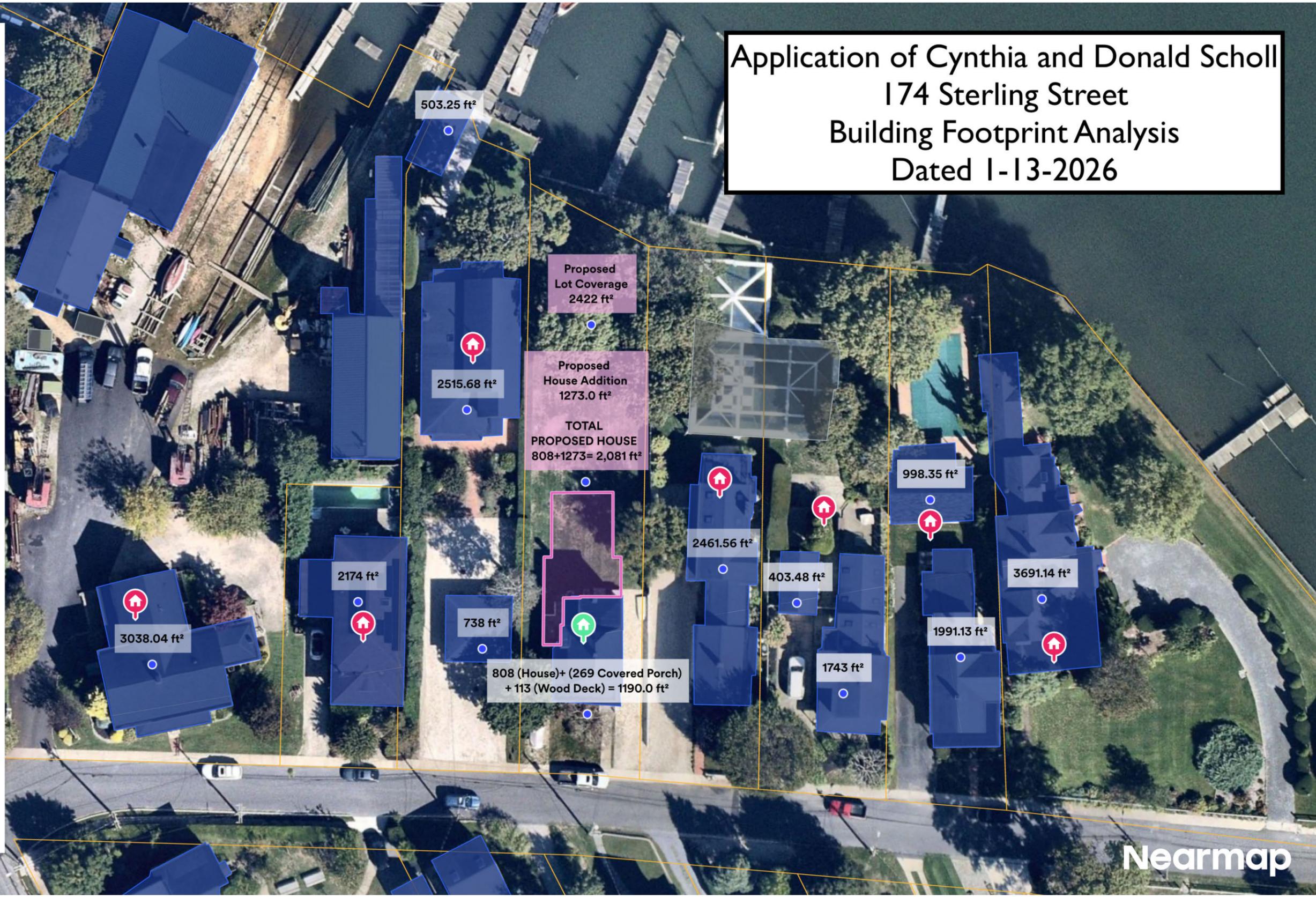
# **PUBLIC HEARING HANDOUT**

*Submitted February 17, 2026*

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*Attorneys for the Applicants*  
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Riverhead, New York 11901  
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Email: [mreichert@suffolklaw.com](mailto:mreichert@suffolklaw.com)

# Application of Cynthia and Donald Scholl 174 Sterling Street Building Footprint Analysis Dated 1-13-2026

- 🏠 190 Sterling Street  
Total Building Footprint: 3038.04 ft<sup>2</sup>
- 🏠 182 Sterling Street (Mundus)  
Total Building Footprint: 2174 ft<sup>2</sup>
- 🏠 178 Sterling Street (Gillooly & Spi)  
Main Residence Footprint: 2515.68 ft<sup>2</sup>  
Cottage Footprint: 503.25 ft<sup>2</sup>  
Garage Footprint: 738 ft<sup>2</sup>  
Total Building Footprint: 3756 ft<sup>2</sup>
- 🏡 174 Sterling Street (Scholl)  
Total Building Footprint: 1190 ft<sup>2</sup>  
Proposed Building Footprint: 2081 ft<sup>2</sup>  
Proposed Lot Coverage: 2422 ft<sup>2</sup>
- 🏠 172 Sterling Street (Kohut)  
Total Building Footprint: 2461.56 ft<sup>2</sup>
- 🏠 168 Sterling Street  
Total Building Footprint: 2146 ft<sup>2</sup>  
Main Residence Footprint: 1743 ft<sup>2</sup>  
Garage Footprint: 403.48 ft<sup>2</sup>
- 🏠 162 Sterling Street  
Total Building Footprint: 2989 ft<sup>2</sup>  
Main Residence Footprint: 1991.13 ft<sup>2</sup>  
Garage Footprint: 998.35 ft<sup>2</sup>
- 🏠 160 Sterling Street  
Total Building Footprint: 3691.14 ft<sup>2</sup>



503.25 ft<sup>2</sup>

2515.68 ft<sup>2</sup>

Proposed Lot Coverage  
2422 ft<sup>2</sup>

Proposed House Addition  
1273.0 ft<sup>2</sup>  
**TOTAL PROPOSED HOUSE**  
808+1273= 2,081 ft<sup>2</sup>

808 (House)+ (269 Covered Porch)  
+ 113 (Wood Deck) = 1190.0 ft<sup>2</sup>

3038.04 ft<sup>2</sup>

2174 ft<sup>2</sup>

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Seaward Line of Accessory Residences

Seaward Line of Principal Residences

Seaward Line of Applicants Residential Addition

Front Yard Setbacks

# House Width and Depth Analysis

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# 174 Sterling Street - Oblique Aerial

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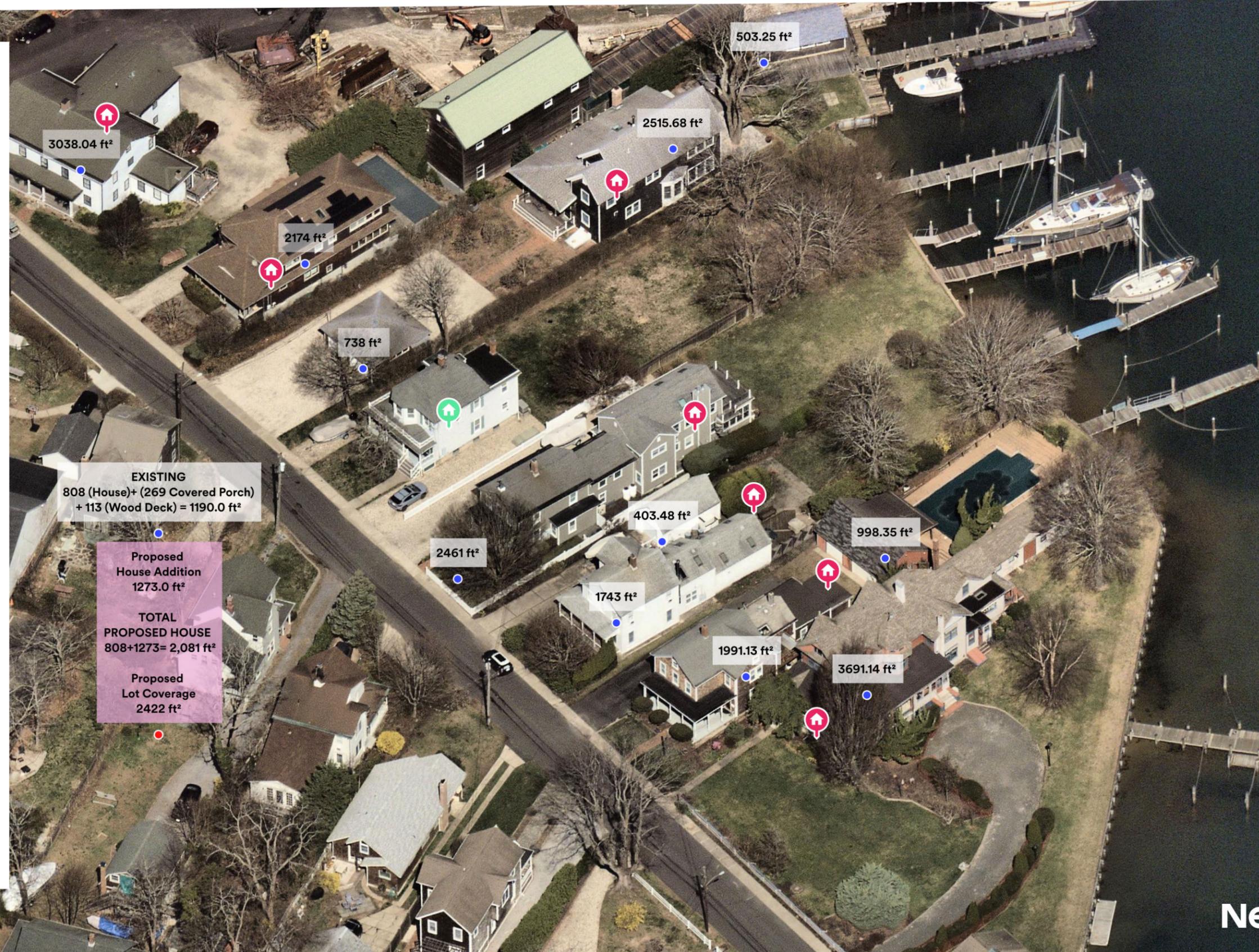
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**EXISTING**  
808 (House) + (269 Covered Porch)  
+ 113 (Wood Deck) = 1190.0 ft<sup>2</sup>

**Proposed**  
House Addition  
1273.0 ft<sup>2</sup>

**TOTAL**  
**PROPOSED HOUSE**  
808+1273= 2,081 ft<sup>2</sup>

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**Nearmap**

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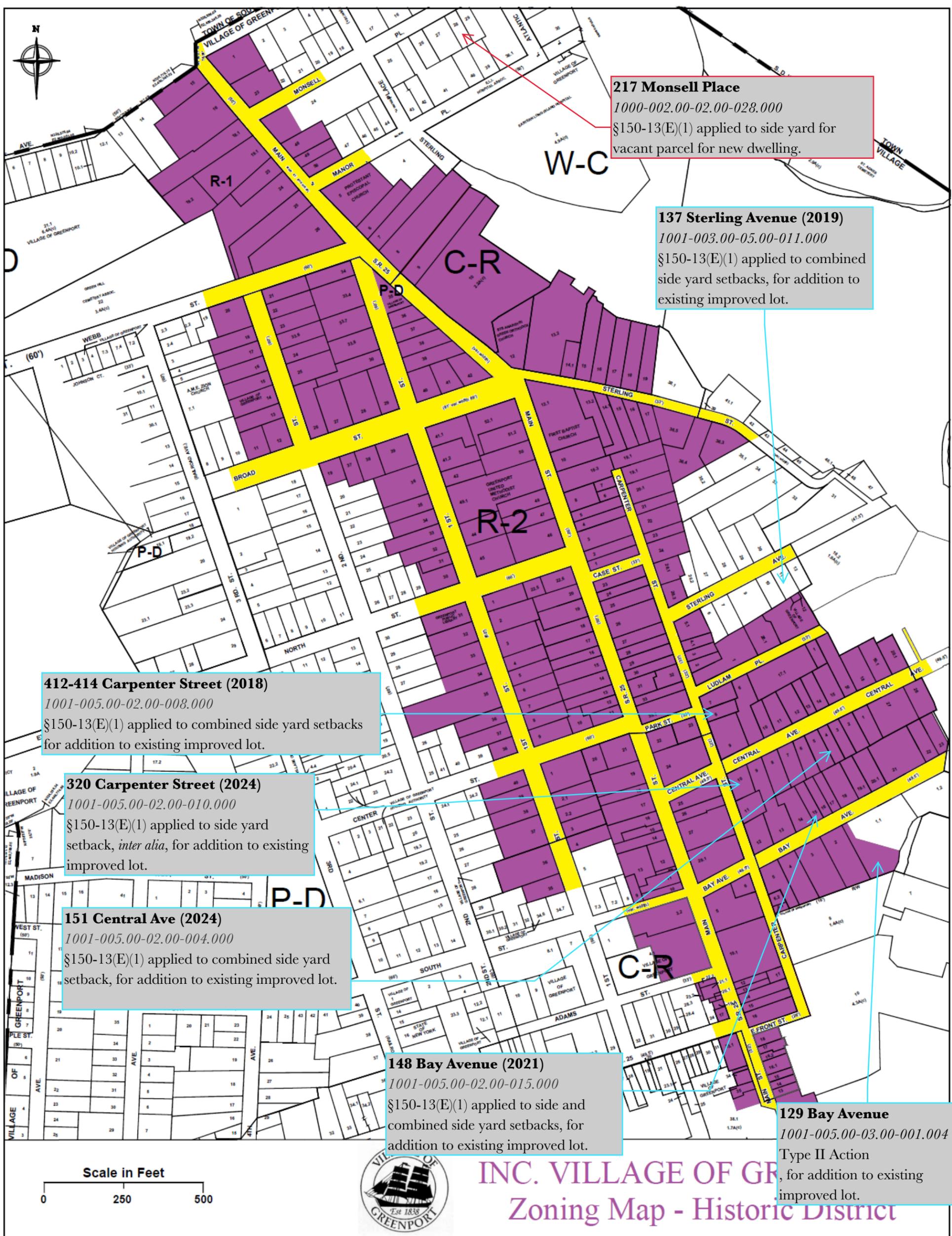


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Nearmap



The Greenport Village Historic District consists of a dense concentration of (primarily wood frame) residential and commercial structures radiating out in a fan shape from the village's Main Street waterfront business district (on the south). This large district comprises Greenport's historic eighteenth-century core and surrounding areas of nineteenth and early twentieth century development. The Greenport Village Historic District includes all of Main Street and Carpenter Street, most of First Street, the 600 block of Second Street, and structures on east-west streets that intersect with Main and Carpenter. The Greenport Village Historic District is defined on the east and south by Greenport Harbor and on the north and west by adjacent residential and commercial areas comprised of altered historic or modern structures. The Greenport Village Historic District represents the largest, most intact concentration of historic resources in the village.

In addition to the properties located within the District shown on the map above, all properties listed in the State/National Historic Registry are also under the jurisdiction of the Historic Preservation Commission.

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