



**VILLAGE OF GREENPORT - ZONING BOARD OF APPEALS
PUBLIC HEARING & REGULAR MEETING**

June 20, 2012 - 5:00 PM

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**236 THIRD STREET
GREENPORT NY
11944**

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**VILLAGE ADMINISTRATOR
DAVID ABATELLI
Ext. 209**

**DIRECTOR OF UTILITIES
JOHN W. NAYLOR, JR., P.E.
Ext. 202**

PUBLIC HEARING:

1. Public hearing for a request for an area variance from Gregg John and Karen Elizabeth Rivara, 628 Carpenter Street, SCTM #1001-3-4-22. The existing 309 square foot deck was built without the benefit of a building permit. The existing deck is setback 0 feet on the North property line, where Section 150-12 A of the Village of Greenport Code requires a 10 ft. set back.
2. Continuation and possible close of a public hearing for an area variance submitted by the NFHA for construction of a house located at 620 Second Street, SCTM #1001-02-05-24.

REGULAR MEETING AGENDA:

Item # 1: Discussion and possible action on a request for an area variance from Gregg John and Karen Elizabeth Rivara, 628 Carpenter Street, SCTM #1001-3-4-22. The existing 309 square foot deck was built without the benefit of a building permit. The existing deck is setback 0 feet on the North property line, where Section 150-12 A of the Village of Greenport Code requires a 10 ft. set back.

Item #2: Discussion and possible action on the application for area variances submitted by the NFHA for construction of a house located at 620 Second Street, SCTM #1001-02-05-24.

An area variance of the required combined side yard setbacks for the reconstruction of the fire damaged house. The reconstruction of the house proposes a combined side yard setback of an estimated 22.8 ft., requiring a side yard area variance of an estimated 2.2 ft. WHERE SECTION 150-12 (A) of the Village of Greenport Code requires a 25 ft. combined side yard setback.

An area variance of the required front yard setback for the reconstruction of the fire damaged house. The reconstruction of the house proposes a front yard setback of 14 - 17 ft. on the west (front) property line (as recommended by the Greenport Planning Board), requiring a front yard area variance of an estimated 5 to 2 ft., respectively, WHERE SECTION 150-13(D) (3) of the Village of Greenport Code allows for setbacks to be calculated using the average setback of the two existing dwelling units with the greatest setback within 200 feet on each side of the proposed dwelling, on the same side of the street and within the same block and same district.

Item #3: Discussion and possible action on a request from the Greenport Village Building Department for a Code Interpretation regarding the improvement of accessory structures for non-residential occupancy uses. Relevant sections of the Greenport Village Codes are: Sec. 150-2 Definitions; word usage; Sec. 150-7 R-1 District, C. Permitted accessory uses, (3) Garden house, tool house, playhouse, ...etc.; Sec. 150-8 R-2 District, C. Permitted accessory uses, referencing Sec. 150-7C; and Sec 150-13 A. Accessory buildings.

Item #4: Motion to accept an application, schedule a site visit and schedule a public hearing for area variances relating to a subdivision of an existing lot. The applicant is James Olinkiewicz for a property at 221 Fifth Avenue, Greenport, NY SCTM # 1001-4-4-29. The proposed subdivision creates the following lots:

Lot #1 – 7103 sq. ft. where Sec 150-12(A) requires 7500 sq. ft. requiring a variance of 397 sq. ft. ; a lot width of 47.62 ft. where Sec 150-12(A) requires a minimum lot width of 60 ft. requiring a variance of 12.38 ft.

Lot #2 – 7103 sq. ft. where Sec 150-12(A) requires 7500 sq. ft. requiring a variance of 397 sq. ft.; a lot width of 52.55 ft. where Sec 150-12(A) requires a minimum lot width of 60 ft. requiring a variance of 6.8 ft.

Item #5: Motion to approve the ZBA minutes for March 21, 2012.

Item #6: Motion to accept the ZBA minutes for May 16, 2012.

Item #7: Motion to schedule the next regular ZBA meeting for July 18, 2012.

Item #8: Motion to Adjourn.