



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARING AND REGULAR MEETING (revised)
April 18, 2017 – 6:00 PM
Third Street Fire Station
Greenport NY, 11944**

**236 THIRD STREET
GREENPORT, NY 11944**

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MAYOR
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Ext 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

DOUGLAS W. ROBERTS

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE
ADMINISTRATOR**
PAUL J. PALLAS, P.E.
EXT 219

CLERK
SYLVIA PIRILLO, RMC
EXT 206

TREASURER
ROBERT BRANDT
EXT 217

Item No. 1

Motion to accept the minutes of the March 21, 2017 ZBA meeting.

Item No. 2

Motion to approve the minutes of the February 21, 2017 ZBA Meeting.

Item No. 3

Motion to schedule the next ZBA meeting for 6:00 PM on May 16, 2017 at Station One of the Greenport Fire Department.

Item No. 4

A Public hearing on the application for Alexander and Ju-lie Bell, 302 Sixth Street, Greenport NY, 11944.

SCTM # 1001-6.-7-8

(See attached public notice)

Item No. 5

A Public hearing regarding the following matter:

An interpretation requested by the building inspector of how Chapter 150-18 of the Code of the Village of Greenport relates to the Village zoning districts. The requested interpretation should include which zoning districts should use Chapter 150-18 as a guideline for development.

(See attached public notice)

Item No. 6

Discussion and possible motion on the application of Alexander and Ju-lie Bell. 302 Sixth Street Greenport, NY 11944

SCTM # 1001-6.-7-8

Item No. 7

Discussion and possible action on the requested interpretation of Chapter 150-18 with respect to zoning districts.

Item No. 8

Motion to adjourn.

NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-27A. of the Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Firehouse, Third Street, Greenport, N.Y. on Tuesday, April 18, 2017, commencing at 6:00 p.m. regarding the following applications or matters:

Alexander and Ju-lie Bell
302 Sixth Street
Greenport, NY 11944
SCTM # 1001-6.-7-8

The application proposes to construct a swimming pool, permit the "as built" shower enclosure and replace the existing fence at the premises located at 302 Sixth Street, Greenport, NY. The property is located in the R-2 district. The property is not located in the Greenport Village Historic District.

1. The proposed swimming pool setback is 11.8 ft. on the south property line, requiring an area variance of 8.2 ft.
 - Section 150-7c.(3a) of the Village of Greenport code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines, in the R-2 District.
2. The proposed Swimming pool is located in the required front yard, in the R-2 district, the required front yard is 30 ft., and the pool is proposed to be 11.8 feet in the required front yard, requiring an area variance of 18.2 ft.
 - Section 150-13B.(2). of the Village of Greenport code requires: On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed the rear yard and the other or others to be the side yard.
3. The proposed 6' picket fence is located in the located in the front yard, requiring an area variance of 2' for the fence height.
 - Section 150-13F(1). of the Village of Greenport code requires no fence or wall in a required front yard shall have a height greater than 4 ft.
4. The existing shower enclosure was constructed without the benefit of a building permit, and is located in the front yard, requiring a variance of 16.5 ft.
 - Section 150-13B. (2). of the Village of Greenport code requires: On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed the rear yard and the other or others to be the side yard, the existing shower was constructed 13.5 feet within the required front yard.

The Zoning Board of Appeals will conduct a site inspection at the premises at 5:30 PM on Tuesday, April 18, 2017. A copy of the request is on file with the Village Clerk where it is available for review and inspection.

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NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-26A. of the Village Code, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street

Firehouse, Third Street, Greenport, N.Y. on Tuesday, April 18 commencing at 6:00 p.m. regarding the following applications or matters:

An interpretation, requested by the Building Inspector, of how Chapter 150-18 of the Code of the Village of Greenport relates to the Village zoning districts. The requested interpretation should include which zoning districts should use chapter 150-18 as a guideline for development.

BY ORDER OF THE VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
John Saladino, Chairperson

1T4/2/17