



236 THIRD STREET
GREENPORT NY 11944

Tel: (631) 477-0248
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MAYOR
GEORGE W. HUBBARD, JR.
Ext. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR
MARY BESS PHILLIPS
DOUGLAS W. ROBERTS
JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
Ext. 219

CLERK
SYLVIA PIRILLO, RMC
Ext. 206

TREASURER
ROBERT BRANDT
Ext. 217

**VILLAGE OF GREENPORT – ZONING BOARD OF
APPEALS
PUBLIC HEARINGS AND REGULAR MEETING
February 21, 2017 - 6:00 PM
Third Street Firehouse Conference Room**

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Item # 1

Motion to accept the minutes of the January 17, 2017 Zoning Board of Appeals meeting.

Item # 2

Motion to approve the minutes of the December 20, 2016 Zoning Board of Appeals meeting.

Item # 3

Motion to schedule the next Zoning Board of Appeals meeting for 6:00 p.m. on March 21, 2017. The meeting will be held in the Old Schoolhouse.

Item # 4

Motion to notice and schedule a public hearing for a request for an interpretation by the Village of Greenport Building Department. The Building Inspector is requesting an interpretation of how Chapter 150-18 of the Village of Greenport relates to Village Zoning Districts. The requested interpretation should include which zoning districts should use section 150-18 as a guideline for development.

Item # 5

Continuation of the public hearing regarding area variances sought by James Olinkiewicz, 221 Fifth Avenue, Greenport, NY, 11944.

SCTM 1001-8-4-29.

(Public Notice attached to agenda).

Item # 6

Continuation of the public hearing regarding area variances sought by James Olinkiewicz, 238 Fifth Avenue, Greenport Inc. 238 Fifth Avenue, Greenport, NY, 11944.

SCTM 1001-4-8-3

(Public Notice attached to agenda).



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Item # 7

Discussion and possible action on the application for James Olinkiewicz, 221 Fifth Avenue, Greenport NY 11944.
SCTM 1001-4-4-29
(Details in attached public notice).

Item # 8

Discussion and possible action on the application for James Olinkiewicz, 238 Greenport Inc., 238 Fifth Avenue, Greenport, NY, 11944.
SCTM 1001-4-8-3
(Details in attached public notice).

Item # 9

Motion to adjourn.

LEGAL NOTICE – 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 Village Code, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Fire House, Third Street, Greenport, N.Y. on Tuesday, August 16, 2016 commencing at 6:00 p.m. regarding the following applications :

James Olinkiewicz
221 Fifth Avenue,
Greenport, NY 11944
SCTM # 1001-4.-4-29

The applicant requests area variances to subdivide an existing lot and construct a conforming house. This subdivision will create 2 new substandard lots requiring area variance as follows:

Lot 1:

- The proposed subdivision creates lot 1 with an area of 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a minimum lot size variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a minimum lot width variance of 12.18 ft.

Lot 2:

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a min. lot width of 60 ft., requiring a minimum lot width variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combine yard setback of 25', requiring a combine sideyard variance of the 7.10 feet.
- The proposed subdivision creates a 5.0 ft side yard setback on the north property line, where section 150-12(A) requires a minimum side yard setback of 10 ft., requiring a side yard setback variance of 5.0 feet.

This Property is located in the R-2; One and Two Family District

This Property is not located within the Historic District.

A site inspection is scheduled for Tuesday August 16, 2016, at 4:30 pm.

1T 8/4/16

Doug Moore
Zoning Board of Appeals
Village of Greenport, NY

LEGAL NOTICE – NOTICE OF PUBLIC HEARING
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ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-27A. of the Village Code, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Fire House, Third Street, Greenport, N.Y. on Tuesday, August 16, 2016 commencing at 6:00 p.m. regarding the following applications:

238 Fifth Avenue Greenport Inc.
Represented by James Olinkiewicz
238 Fifth Avenue,
Greenport, NY 11944
SCTM # 1001-4.-8-3

The applicant requests an area variance to subdivide an existing lot and construct a non-conforming house. This subdivision will create 2 new substandard lots and a non-conforming house requiring area variances as follows:

Lot 1:

- The proposed subdivision creates lot 1 which has an area of 5,389.5 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., the proposal requires a minimum lot area variance of 2,110.50 sq. ft.
- The proposed lot width is 50 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a minimum lot width variance of 10 ft.
- The proposed lot coverage is 37 % (2,024 sq. ft.). Section 150-12 A. of the Village of Greenport Code limits the a maximum lot coverage to 35% for a two family house in the R-2 District requiring a lot coverage area variance of 2% (107.75 sq. ft.).

Lot 2:

- The proposed subdivision creates lot 2 which has an area of 4,026 sq. ft. where section 150-12 (A) of the Village of Greenport code requires a min. lot size of 7,500 sq. ft., requiring an minimum lot size variance of 3,474 sq. ft.
- The proposed lot depth is 50 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 50 ft.
- The proposed cottage is 15 ft. from the front (west) property line, where section 150-12A. of the Village of Greenport code requires a minimum 30' front yard setback; requiring a 15 ft. front yard setback variance.
- The proposed cottage is 10 ft. from the rear (east) property line, where section 150-12A. of the Village of Greenport code requires a minimum 30' rear yard setback; requiring a 20 ft. rear yard setback variance.
- The proposed 1 story frame house is 800 sq. ft., with 695.5 sq. ft. of livable space where section 150A of the Village of Greenport code requires a One Family Dwelling located in the R-2 District to have 1,000 sq. ft. of livable floor area; requiring an minimum livable space variance of 304.5 sq. ft.

This property is located in the R-2; One and Two Family District.

This Property is not located within the Historic District.

A site inspection is scheduled for Tuesday August 16, 2016, at 4:45 pm.

IT 8/4/16

Doug Moore
Zoning Board of Appeals
Village of Greenport, NY