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**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING**

October 17, 2013 - 5:00 PM

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PUBLIC HEARINGS:

Hearing #1: Continuation of a Public Hearing for an application for an area variance. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for a property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into 2 new lots and construct a new 2 family residence on one new lot requiring Area Variances as follows:

Lot 1:

- The proposed subdivision creates lot 1 which is 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a 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 variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', requiring a 3' combined side yard area variance. Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback.

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 variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a variance of the 7.10 feet.

Hearing #2: Continuation of a Public Hearing for an application for an area variance for Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C).

The applicant seeks a building permit to construct detached and illuminated hospital signs.

- Section 150-15 G.(2), of the Village Code prohibits directly lighted signs. The proposed New Signs are to be Directly Illuminated.
- Section 150 -15 I. (1) Limits the size of detached and ground signs. Detached and ground signs shall not exceed a **total area of 24 square ft.**

1. Proposed Signs G2-01 and G2-02 are 24.36 square ft. each. The combined total for the two signs is 48.72 square ft., the pair of these signs each represent one leg of an 'L' shaped sign, and therefore have been calculated as a single sign.

2. Proposed sign G1-01 is 36.54 square ft. Collectively, these signs represent 85.26 square ft. requiring a variance of 61.26 square ft.

REGULAR MEETING AGENDA:

Item #1: Discussion and possible action on the application for area variances. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for a property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into 2 new lots and construct a new 2 family residence on one new lot requiring Area Variances as follows:

Lot 1:

- The proposed subdivision creates lot 1 which is 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a 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 variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', requiring a 3' combined side yard area variance. Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback.

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 variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a variance of the 7.10 feet.

Item #2: Discussion and possible action regarding the application of Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C).

The applicant seeks a building permit to construct detached and illuminated hospital signs.

- Section 150-15 G.(2), of the Village Code prohibits directly lighted signs. The proposed New Signs are to be Directly Illuminated.
- Section 150 -15 I. (1) Limits the size of detached and ground signs. Detached and ground signs shall not exceed a **total area of 24 square ft.**

1. Proposed Signs G2-01 and G2-02 are 24.36 square ft. each. The combined total for the two signs is 48.72 square ft., the pair of these signs each represent one leg of an 'L' shaped sign, and therefore have been calculated as a single sign.
2. Proposed sign G1-01 is 36.54 square ft.

Collectively, these signs represent 85.26 square ft. requiring a variance of 61.26 square ft.

Item #3: Motion to accept an appeal from Margaret Richards, 415 Kaplan Avenue, to schedule a site visit and schedule a Public Hearing for a review of the issuance of Building Permit #02419, issued 9/5/2013, for the alteration of an existing building to install two dwelling units at 407 Kaplan Avenue, SCTM #1001-4.-1-10.2. The property is located in the R2 Residential District.

Item #4: Motion to accept the ZBA minutes for September 18, 2013.

Item #5: Motion to approve the ZBA minutes for August 21, 2013.

Item #6: Motion to schedule the next regular ZBA meeting for November 20, 2013.

Item #7: Motion to adjourn.