

VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING
February 19, 2014 - 5:00 PM

* * * *

PUBLIC HEARINGS:

Hearing #1: Public Hearing for an application for an area variance for Marc LaMaina, 119 Main Street, Greenport, NY, SCTM #1001-5-4-34. The applicant proposes to construct a restaurant sign which is a directly illuminated and flashing sign.

Section 150-15 G.(2), of the Village Code prohibits directly illuminated and flashing signs.

Hearing #2: Public Hearing for an application for an area variance for Steven Sommer, 423 New Rochelle Road Bronxville, NY 10708, for a property located at 216 North Street, Greenport, NY, SCTM #1001-2-6-8. The owner proposes to construct a new Two Family Dwelling on a nonconforming lot:

SECTION 150-12A. of the Village of Greenport Code requires a 25' combined side yard setback. The proposed combined side yard setback for the new construction is 21.3', requiring a 3.7' combined side yard area variance.

REGULAR MEETING AGENDA:

Item #1: Discussion and possible action on an appeal for an area variance for Marc LaMaina, 119 Main Street, Greenport, NY, SCTM #1001-5-4-34. The applicant proposes to construct a restaurant sign which is a directly illuminated and flashing sign.

Section 150-15 G.(2), of the Village Code prohibits directly illuminated and flashing signs.

Item #2: Discussion and possible action on an appeal for an area variance for Steven Sommer, 423 New Rochelle Road Bronxville, NY 10708, for a property located at 216 North Street, Greenport, NY, SCTM #1001-2-6-8.

The owner proposes to construct a new Two Family Dwelling on a nonconforming lot:

SECTION 150-12A. of the Village of Greenport Code requires a 25' combined side yard setback. The proposed combined side yard setback for the new construction is 21.3', requiring a 3.7' combined side yard area variance.

Item #3: Consideration of a request from John Costello, LV Inn, LLC, 102 Broad Street, SCTM No. 1001-2-5-29, for a time extension for area variances granted July 17, 2013, for side yard and building height for reconstruction of an accessory structure. A building permit #02438 was issued, but the applicant is requesting a delay in initiation of construction. Section 150-27 K. States: "Unless construction is commenced and diligently pursued within six months of the date of the granting of a variance, such variance shall become null and void."

Item #4: Motion to accept a request from the Planning Board, publicly notice and schedule a hearing for an interpretation of Section 150-9 A & B, permitted and conditional uses in the Retail Commercial District. The Planning Board is considering an application for establishment of a car service (taxi service) proposed to be located on a parcel designated as Retail Commercial (CR).

Item #5: Motion to approve the Findings, Determination and Decision Document approving area variances for Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C). Variances were conditionally approved to construct two detached and illuminated hospital signs.

Item #6: Motion to accept the ZBA minutes for, January 15, 2014.

Item #7: Motion to approve the ZBA minutes for December 18, 2013.

Item #8: Motion to schedule the next regular ZBA meeting for March 19, 2014.

Item #9: Motion to adjourn.