



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877
www.villageofgreenport.org

MAYOR
GEORGE W. HUBBARD, JR.
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

**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
REGULAR MEETING
September 19, 2017 – 6:00 PM
Third Street Fire Station
Greenport NY, 11944**

Item No. 1

Motion to accept the minutes of the August 15, 2017 ZBA meeting.

Item No. 2

Motion to approve the minutes of the July 18, 2017 ZBA Meeting.

Item No. 3

Motion to schedule the next ZBA meeting for October 17, 2017 at 6:00 p.m. at the Third Street Fire Station, Greenport, New York, 11944.

Item No. 4

Discussion and possible action on the area variance application of Sixth Street, LLC. for the property located at 429 Sixth Street Greenport, New York 11944.

SCTM # 1001-6.-3-5.

Item No. 5

Motion to accept the application of the Miller Family 2012 Irrevocable Trust for a property located at 424 Fourth Street, Greenport New York, 11944. The application is to continue to use their property as a B & B. The Miller Family 2012 Irrevocable Trust is represented by Attorney Patricia Moore.

SCTM# 1001-6.-8-18.1

Item No. 6

Public Hearing – Please see attached public notice.

Item No. 7

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 Fire House, Third Street, Greenport, N.Y. on Tuesday, September 19, 2017 commencing at 6:00 p.m. regarding the following applications or matters:

Lanmark Group
222 Manor Place
Greenport, NY 11944
SCTM # 1001-2.-2-41.1

The applicant requests 2 variances to renovate and alter the portion of the building located at 222 Manor Place which houses a pre-existing non-conforming use as a medical office. The property is located in the R-1 One-Family Residence District.

Variance 1 - Section 150-20. Nonconforming uses.

A. Except as provided hereinafter, any nonconforming use of buildings or open land, existing on the effective date of this chapter or authorized by a building permit issued prior thereto, may be continued indefinitely, except that such building or use:

(1) Shall not be enlarged, altered, extended, reconstructed or restored or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever.

- Plans submitted propose alterations by reorganization of first and second floor medical suites which includes upgrades of handicap accessible features (including the installation of an elevator), electrical and mechanical upgrades.
- Plans submitted propose site work which includes 7 additional on-site parking spaces. Also proposed is the removal and replacement of sidewalks as necessary, the removal of the existing ramp on Manor Place and the addition of new sidewalks and ramps providing ADA compliance from the rear parking area.

These proposals will require a variance for alteration, restoration and reconstruction of the pre-existing non-conforming building use.

Variance 2 - Section 150-12.

A. Off- street parking per dwelling unit in the R-1 requires 2 spaces

Section 150-16.

A. Professional offices of physicians and dentists require 5 spaces per physician or dentist.

- Plans submitted provide for 15 parking spaces which include 2 handicap accessible spaces and appropriate loading areas. Based on the combination of sections 150-12 and 150-16, the Village of Greenport Code requires 27 parking places (2 for the apartment and 25 for the medical office)

This proposal will require a variance of the parking requirements for 12 spaces or a planning board determination to allow for payment in lieu of parking requirements as set forth in Section 150-16G. of the Village of Greenport Code.

A site inspection by the Zoning Board of Appeals is scheduled for Tuesday September 19, 2017, at 5:15 pm.

1T 9/7/17

John Saladino
Zoning Board of Appeals
Village of Greenport, NY