



VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
REGULAR MEETING  
July 18, 2017 – 6:00 PM  
Third Street Fire Station  
Greenport NY, 11944

236 THIRD STREET  
GREENPORT, NY 11944

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GEORGE W. HUBBARD, JR.  
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DEPUTY MAYOR

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EXT 219

**CLERK**  
SYLVIA PIRILLO, RMC  
EXT 206

**TREASURER**  
ROBERT BRANDT  
EXT 217

**Item No. 1**

Motion to accept the minutes of the June 20, 2017 ZBA meeting.

**Item No. 2**

Motion to approve the minutes of the May 16, 2017 ZBA Meeting.

**Item No. 3**

Motion to schedule the next ZBA meeting for August 15, 2017 at 6:00 p.m. at Station One of the Greenport Fire Department.

**Item No. 4**

Public Hearing – See attached public notice.

**Item No. 5**

Discussion and possible action on the proposed subdivision application of Sixth Street, LLC, for the property located at 429 Sixth Street, Greenport NY, 11944.

**SCTM# 1001-6.-3-5**

**Item No. 6**

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, July 18, 2017 commencing at 6:00 p.m. regarding the following applications:

Michael Kimack, agent for 6<sup>th</sup> Street LLC,  
429 Sixth Street  
SCTM # 1001-6.-3-5

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 which is 6,546.97 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., the proposal requires an area variance of 953.03 sq. ft.
- The proposed lot depth is 90 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 10 ft.

**Lot 2:**

- The proposed lot depth is 81.61 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 18.39 ft.
- The proposed new garage is located in the front yard, where as section 150-13A(1)(a) states that an accessory building may be located in any required rear yard.

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 July 18, 2017, at 5:30 pm.

1T 7/6/17

John Saladino, Chairman  
Zoning Board of Appeals  
Village of Greenport, NY