



VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
PUBLIC HEARINGS & REGULAR MEETING  
August 15, 2012 - 5:00 PM

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**PUBLIC HEARINGS:**

1. **Motion to adjourn continuation of Public hearing per applicant's request until the September 19, 2012 meeting of the ZBA.**

Public hearing for a request for area variances relating to a subdivision of an existing lot. The applicant is James Olinkiewicz for a property at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29. The proposed subdivision creates the following lots:

- a. Lot #1: 7103 sq. ft. where Sec 150-12(A) requires 7500 sq. ft. requiring a variance of 397 sq. ft.; a lot width of 47.62 ft. where Sec 150-12(A) requires a minimum lot width of 60 ft. requiring a variance of 12.38 ft.
- b. Lot #2: 7103 sq. ft. where Sec 150-12(A) requires 7500 sq. ft. requiring a variance of 397 sq. ft.; a lot width of 52.55 ft. where Sec 150-12(A) requires a minimum lot width of 60 ft. requiring a variance of 6.8 ft.

2. Public hearing for an area variance relating to Section 150-15 Sign Regulations. The applicant is Lisa Murphy for a commercial property at 104 Third Street, Greenport, NY; SCTM # 1001-5-4-3.

The applicant seeks relief for:

- a. Reuse of an existing roof sign where Section 150-15 G(1) prohibits signs on the roof of a building.
- b. Reuse of an existing sign bracket and replacement with a sign larger than the code permits where Section 150-15 L(4) limits overhead signs to an area of two square feet or less on each side and may be two sides only.

**REGULAR MEETING AGENDA:**

**Item # 1: [Postponed]** Discussion and possible action on a request for area variances relating to a subdivision of an existing lot. The applicant is James Olinkiewicz for a property at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29. The proposed subdivision creates two lots as described above (public hearing).]

**Item #2:** Discussion and possible action on a request for an area variance relating to Section 150-15 Sign Regulations. The applicant is Lisa Murphy for a commercial property at 104 Third Street, Greenport, NY; SCTM # 1001-5-4-3.

The applicant seeks relief for:

- a. Reuse of an existing roof sign where Section 150-15 G(1) prohibits signs on the roof of a building.
- b. Reuse of an existing sign bracket and replacement with a sign larger than the code permits where Section 150-15 L(4) limits overhead signs to an area of two square feet or less on each side and may be two sides only.

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**Item #3:** Review of interpretation document and possible approval on a request from the Greenport Village Building Department for a Code Interpretation regarding the improvement of accessory structures for non-residential occupancy uses. Relevant sections of the Greenport Village Codes are: Sec. 150-2 Definitions; word usage; Sec. 150-7 R-1 District, C. Permitted accessory uses, (3) Garden house, tool house, playhouse, ...etc.; Sec. 150-8 R-2 District, C. Permitted accessory uses, referencing Sec. 150-7C; and Sec 150-13 A. Accessory buildings.

**Item #4:** Motion to accept an application, schedule a site visit and schedule a public hearing for Realty 3-515 LLC, 29 Cheshire Lane, Ringwood, NJ, for a property located at 515 Wiggins, SCTM #1001-6-3-12. The applicant seeks a building permit to construct a new section of front deck connecting the two existing sections. This additional section of deck creates a new noncompliance in the building footprint. Section 150-21. A. does not permit new construction to increase the degree or create any new noncompliance with regards to the regulations pertaining to such building.

**Item #5:** Motion to accept an application, schedule a site visit and schedule a public hearing for Ed Healy, 34-36 Front Street, SCTM #1001-4-10-30. The applicant seeks a building permit to replace the 'RHUMBLINE' sign below the cornice on 34-36 Front Street. Replacement of the old sign sets the top of the sign 20 feet above ground level. Section 150-15 H. States: Commercial signs, facing public streets only, shall be permitted only in districts zoned for retail commercial, general commercial and waterfront commercial uses and shall advertise only the business conducted on the premises upon which the same shall be placed or maintained. Such signs shall not exceed an area of 1 1/2 square feet for each horizontal foot of the wall to which they are attached, nor project more than 1/2 foot from such wall, nor shall the top of such signs be more than 20 feet above the ground level.

**Item #6:** Motion to approve the ZBA minutes for June 20, 2012.

**Item #7:** Motion to accept the ZBA minutes for July 18, 2012.

**Item #8:** Motion to schedule the next regular ZBA meeting for September 19, 2012.

**Item #9:** Motion to Adjourn.