



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
PUBLIC HEARINGS & REGULAR MEETING  
September 19, 2012 - 5:00 PM**

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**PUBLIC HEARINGS:**

1. Public hearing for Realty 3-515 LLC, 29 Cheshire Lane, Ringwood, NJ, for a property located at 515 Wiggins Street, 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.

2. 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 more than 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 ½ square feet for each horizontal foot of the wall to which they are attached, nor project more than ½ foot from such wall, nor shall the top of such signs be more than 20 feet above the ground level.

**REGULAR MEETING AGENDA:**

**Item # 1:** Motion to adjourn the Public Hearing for applicant James Olinkiewicz for a property at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29, requesting area variances relating to subdivision of an existing lot. The hearing will be adjourned until November 30, 2012, or until a later date as may be set by the Village Board of Trustees. The Village Board of Trustees has issued a moratorium on sub-divisions, and sub-division applications and approvals, pending Board of Trustees review of proposed sub-division regulations (Board of Trustees Resolution #8-2012-29).

**Item #2:** Possible discussion and closure for an area variance conditionally granted on August 15, 2012, to Lisa Murphy, 104 Third Street, Greenport, NY, SCTM # 1001-5-4-3 relating to Section 150-15, Sign Regulations. The applicant was to provide information on an existing roof sign and an existing bracket sign regarding lighting type and placement, and provide a demonstration of the installed lighting at the restaurant site.

**Item #3:** Discussion and possible action on a request for an area variance by 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.

**236 THIRD STREET  
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**VILLAGE ADMINISTRATOR  
DAVID ABATELLI  
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**DIRECTOR OF UTILITIES  
JOHN W. NAYLOR, JR., P.E.  
Ext. 202**

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 #4:** Discussion and possible action on a request for an area variance 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.

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**Item #5:** 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 #6:** Motion to approve the ZBA minutes for July 18, 2012.

**Item #7:** Motion to accept the ZBA minutes for August 15, 2012.

**Item #8:** Motion to schedule the next regular ZBA meeting for Tuesday, October 16 *or* Thursday, October 18 due to ZBA training activities scheduled for October 17, 2012.

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