



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARING AND REGULAR MEETING
January 15, 2014 - 5:00 PM**

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PUBLIC HEARING:

Hearing #1: Public Hearing for an application for an area variance for Jean Stratton, 424 D Fourth Street, Greenport, NY, SCTM #1001-6-6-16.

The applicant proposes to construct an addition to a nonconforming building.

Section 150-12A of the Village of Greenport Code requires a 30 ft. rear-yard setback in the R-2 District. The proposed second floor addition is 14.2 ft. from the rear property line, requiring a 15.8 ft. rear yard variance.

REGULAR MEETING AGENDA:

Item #1: Discussion and possible action regarding the application for an area variance for Jean Stratton, 424 D Fourth Street, Greenport, NY, SCTM #1001-6-6-16.

The applicant proposes to construct an addition to a nonconforming building.

Section 150-12A of the Village of Greenport Code requires a 30 ft. rear-yard setback in the R-2 District. The proposed second floor addition is 14.2 ft. from the rear property line, requiring a 15.8 ft. rear yard variance.

Item #2: Motion to accept an application for an area variance, schedule a site visit and schedule a public hearing 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 15' side yard setback. The proposed side yard setback for the new construction is 11.3', requiring a 3.7' side yard area variance.

SECTION 150-12A. of the Village of Greenport Code requires a 25' combine 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: Motion to accept an application for an area variance, schedule a site visit and schedule a public hearing 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.

236 THIRD STREET
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DEPUTY MAYOR
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MARY BESS PHILLIPS
JULIA ROBINS

CLERK
SYLVIA LAZZARI PIRILLO, RMC
Ext. 206

TREASURER
CHARLENE KAGEL, CPA
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Item #4: Motion to accept the ZBA minutes for, December 18, 2013.

Item #5: Motion to approve the ZBA minutes for November 20, 2013.

Item #6: Motion to schedule the next regular ZBA meeting for February 19, 2014.

Item #7: Motion to adjourn.