



VILLAGE OF GREENPORT - ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING
August 21, 2013 - 5:00 PM

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PUBLIC HEARINGS:

Hearing #1: Public Hearing for an application for a use variance for Margaret and Anthony McDonald 629 Main Street, SCTM # 1001-2-6-50, located in the R-2 District.

The applicants seek a building permit to construct a second residential unit in the R-2 District. Article IV, Section 150-8A.(2). One and Two-Family Residential District, states: In a Two Family Residential District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any purpose except a Two-family dwelling.

Hearing #2: Public Hearing for an application for an area variance. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for a property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into 2 new lots and construct a new 2 family residence on one new lot requiring Area Variances as follows:

Lot 1:

- The proposed subdivision creates lot 1 which is 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', requiring a 3' combined side yard area variance. Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback.

Lot 2:

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a min. lot width of 60 ft., requiring a variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a variance of the 7.10 feet.

**236 THIRD STREET
GREENPORT NY
11944**

**Tel: (631) 477-0248
Fax: (631) 477-1877**

**MAYOR
DAVID NYCE
Ext. 215**

**TRUSTEES
GEORGE HUBBARD, JR.
DEPUTY MAYOR
CHRIS KEMPNER
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CHARLENE KAGEL, CPA
Ext. 217**

**VILLAGE ADMINISTRATOR
DAVID ABATELLI
Ext. 209**

**DIRECTOR OF UTILITIES
JOHN W. NAYLOR, JR., P.E.
Ext. 202**

REGULAR MEETING AGENDA:

Item #1: Discussion and possible action on an application for a use variance for Margaret and Anthony McDonald 629 Main Street, SCTM # 1001-2-6-50, located in the R-2 District.

The applicants seek a building permit to construct a second residential unit in the R-2 District. Article IV, Section 150-8. One and Two-Family Residential District, states: In a Two Family Residential District, no building or premises shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any purpose except a Two-family dwelling.

Item #2: Discussion and possible action on an application for an area variance. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for a property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into 2 new lots and construct a new 2 family residence on one new lot requiring Area Variances as follows:

Lot 1:

- The proposed subdivision creates lot 1 which is 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', requiring a 3' combined side yard area variance. Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback.

Lot 2:

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a min. lot width of 60 ft., requiring a variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a variance of the 7.10 feet.

Item #3: Motion to approve the Findings, Determination and Decision Document approving a variance for Arden Scott, 301 Atlantic Avenue, SCTM # 1001-2-2-14.

The applicant seeks a permit to construct an addition to an existing nonconforming building where: The proposed addition is 15.0' from the east property line requiring a 15' Front yard area variance, where Section 150-12A. of the Village of Greenport Code requires a 30' front yard setback.

Item #4: Motion to approve the Findings, Determination and Decision Document approving a variance for John Costello, 102 Broad Street, SCTM #1001-02-05-0292. The applicant proposes to build a second story addition to an existing 3 car garage for an artist studio.

The height of the proposed second floor is 20'6", requiring a 5'6" height variance. Section 150-13A (1)(a.) of the Village of Greenport code limits the height of accessory buildings to 15 feet.

The proposed location of the stair to the second floor is located 1'0" from the West property line, requiring a 4'0" side yard setback area variance. Section 150-13A(1.)(b.) of the Village of Greenport code requires a minimum of 5' from any lot line.

Item #5: Motion to approve the Findings, Determination and Decision Document approving a use variance for Richard Ward, 718 Main Street, SCTM #1001-2-3-5. The property is located in the R-1 District.

The applicant proposes to construct a second residential unit in an existing one family house in the R-1 District. Section 150-7 does not permit any building to be used, in whole or in part, for any use except one family detached, not to exceed one dwelling on each lot.

Item #6: Motion to accept an application for a variance, schedule a site visit and schedule a Public Hearing for Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C). The applicant seeks a building permit to construct detached and illuminated hospital signs.

- Section 150-15 G.(2), of the Village Code prohibits directly lighted signs. The proposed New Signs are to be Directly Illuminated.
- Section 150 -15 I. (1) Limits the size of detached and ground signs. Detached and ground signs shall not exceed a **total area of 24 square ft.**
 1. Proposed Signs G2-01 and G2-02 are 24.36 square ft. each. The combined total for the two signs is 48.72 square ft., the pair of these signs each represent one leg of an 'L' shaped sign, and therefore have been calculated as a single sign.
 2. Proposed sign G1-01 is 36.54 square ft.

Collectively, these signs represent 85.26 square ft. requiring a variance of 61.26 square ft.

Item #7: Motion to accept the ZBA minutes for July 17, 2013.

Item #8: Motion to approve the ZBA minutes for June 19, 2013.

Item #9: Motion to schedule the next regular ZBA meeting for September 18, 2013.

Item #10: Motion to Adjourn.