



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
REGULAR MEETING
July 16, 2014 - 5:00 PM**

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REGULAR MEETING AGENDA:

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
DAVID MURRAY
MARY BESS PHILLIPS
JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
Ext. 219

CLERK
SYLVIA LAZZARI PIRILLO, RMC
Ext. 206

TREASURER
ROBERT BRANDT
Ext. 217

COMMUNITY DEVELOPMENT
DIRECTOR
DAVID ABATELLI
Ext. 209

Item #1: Discussion and possible closure on conditions required for an area variance granted April 16, 2014, to Marc LaMaina, 119 Main Street, Greenport, NY, SCTM #1001-5-4, to-34 for a directly illuminated sign.

Item #2: Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Thomas Farmakis, 437 First Street, SCTM #1001-4-6-39, located in the R-2 District and within the Historic District. The applicant proposes to expand a mud room and porch addition, with an expansion of 58 sq. ft. and 78 sq. ft., respectively.

Section 150-12A. of the Village of Greenport Code requires a 10 foot side yard setback in the R-2 District.

The proposed side yard setback for the new construction is 3.5 feet, requiring a 6.5 foot side yard area variance for the new mud room extension.

Section 150-12A. of the Village of Greenport Code requires a 25 foot side yard setback in the R-2 District.

The proposed aggregate side yards setback is 23.8 feet, requiring a 1.2 foot combined side yard variance for the new extension.

Item #3: Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Jack and Jeffrey Rosa. 506 Main Street, SCTM #1001-4-3-33, located in the R-2 District and within the Historic District. The applicants propose to construct a new covered porch, a new side stair and a new rear deck.

Section 150-13 D. (3). of the Village of Greenport Code requires a calculated average of existing setback for neighboring properties to determine the minimum requirement.

The proposed front yard setback for the new covered porch is 4.08 feet, requiring a 7.42 foot front yard area variance, based on an average minimum requirement of 11.5 feet.

Section 150-12 A. of the Village of Greenport Code requires a 10 foot side yard setback.

The proposed front porch construction also requires a side yard variance; the proposed porch setback is .2 feet requiring a 9.8' side yard variance.



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Section 150-12 A. of the Village of Greenport Code requires a 25 foot combined side yard setback.

The proposed landing with side step (on the south side of the building) is 5.8 feet wide requiring a 19 foot combined side yard variance.

Section 150-12 A. of the Village of Greenport Code requires a 10 foot side yard setback.

The proposed rear deck is 0.7 feet from the north property line requiring a side yard setback of 9.3 feet.

Item #4: Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Virginia Ludacer, 131 Sixth Street, SCTM #1001-7-1-15.1. The property is located in the R-2 district. The applicants seek a building permit for a 15' x 30' in-ground swimming pool.

Section 150-7C. (3)(A). of the Village of Greenport Code requires not less than a 20' setback from all property lines.

The side yard setback for the swimming pool is 7.3 feet requiring a side yard area variance 12.7 feet.

Item #5: Motion to accept the ZBA minutes for June 18, 2014.

Item #6: Motion to approve the ZBA minutes for May 21, 2014.

Item #7: Motion to schedule the next regular ZBA meeting for August 20, 2014.

Item #8: Motion to adjourn.