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

REGULAR MEETING AGENDA:

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.
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.