



236 THIRD STREET  
GREENPORT, NY 11944

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**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
REGULAR MEETING  
August 15, 2017 – 6:00 PM  
Third Street Fire Station  
Greenport NY, 11944**

**Item No. 1**

Motion to accept the minutes of the July 18, 2017 ZBA meeting.

**Item No. 2**

Motion to approve the minutes of the June 20, 2017 ZBA Meeting.

**Item No. 3**

Motion to schedule the next ZBA meeting for September 19, 2017 at 6:00 p.m.  
at Station One of the Greenport Fire Department.

**Item No. 4**

Public Hearing – Please see attached public notice.

**Item No. 5**

Discussion and possible action on the proposed subdivision application of  
Sixth Street, LLC., represented by Michael Kimack, agent for the property  
located at 429 Sixth Street, Greenport NY, 11944.

**SCTM# 1001-6.-3-5**

**Item No. 6**

Motion to accept an application, schedule a public hearing, and order a site  
visit for Elleftherios Kougentakis for the Lanmarr Group Inc., 2125 Mill Avenue  
Brooklyn, New York, 11234 for a property located at 222 Manor Place,  
Greenport New York, 11944.

**SCTM# 1001-2.-2-41.1**

**Item No. 7**

Motion to adjourn.

LEGAL NOTICE – NOTICE OF PUBLIC HEARING  
VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-27A. of the Village Code, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Fire House, Third Street, Greenport, N.Y. on Tuesday, August 15, 2017 commencing at 6:00 p.m. regarding the following applications:

Michael Kimack, agent for 6<sup>th</sup> Street LLC,  
429 Sixth Street  
SCTM # 1001-6.-3-5

The applicant requests area variances to subdivide an existing lot and construct a conforming house. This subdivision will create 2 new substandard lots requiring area variance as follows:

**Lot 1:**

- The proposed subdivision creates lot 1 which is 6,546.97 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., the proposal requires an area variance of 953.03 sq. ft.
- The proposed lot depth is 90 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 10 ft.

**Lot 2:**

- The proposed lot depth is 81.61 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 18.39 ft.

This Property is located in the R-2; One and Two Family District  
This Property is not located within the Historic District.

1T 8/3/17

John Saladino, Chairman  
Zoning Board of Appeals  
Village of Greenport, NY