VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS & REGULAR MEETING
October 15, 2014 - 5:00 PM

PUBLIC HEARINGS:

Hearing #1: Public Hearing for an appeal for an area variance for Debra Riva, 433 Sixth Street, Greenport, NY 11944, SCTM #1001-6-3-4. The property is located in the R-2 district. The applicant proposes to construct a new mud room addition and deck. The proposed addition is 36 square ft., and the proposed deck is 192 square ft.

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

The proposed aggregate side yards setback is 21.39 ft., requiring a 3.61 ft. combined side yard variance for the new extension and proposed deck.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. front yard setback in the R-2 District.

The proposed deck is located in the front yard, it is set back 27.23 ft., requiring a 2.77 ft. front yard variance.

REGULAR MEETING AGENDA:

Item #1: Discussion and possible decision for an area variance for Debra Riva, 433 Sixth Street, Greenport, NY 11944, SCTM #1001-6-3-4. The property is located in the R-2 district. The applicant proposes to construct a new mud room addition and deck. The proposed addition is 36 square ft., and the proposed deck is 192 square ft.

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

The proposed aggregate side yards setback is 21.39 ft., requiring a 3.61 ft. combined side yard variance for the new extension and proposed deck.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. front yard setback in the R-2 District.

The proposed deck is located in the front yard, it is set back 27.23 ft., requiring a 2.77 ft. front yard variance.

Item #2: Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Ralph and Sarah Edwards, 163 Fifth Street, Greenport, NY, SCTM # 1001-7-4-14. The applicants seek a building permit to construct an inground swimming pool.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 10’0” on the north property line, requiring an area variance of 10 ft.
SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines. The proposed swimming pool setback is 12’0” on the west property line, requiring an area variance of 8 ft.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines. The proposed swimming pool setback is 14’0” on the south property line, requiring an area variance of 6 ft.

Item #3: Motion to accept a request by the Planning Board for an interpretation of the Village of Greenport Code, publicly notice and schedule a public hearing for November 19, 2014. At their October 2, 2014, meeting, the Planning Board questioned the meaning of Section 150-9A (18) regarding a mixed use proposal for a structure at 211 Carpenter Street. The applicant proposes to have commercial use on the first floor and a residential unit on the second floor. The structure is located in the Commercial Retail District (CR).

Item #4: Motion to accept the ZBA minutes for September 17, 2014.

Item #5: Motion to approve the ZBA minutes for August 20, 2014.

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

Item #7: Motion to adjourn.