



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

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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 in-ground 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.

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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.