



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARING AND REGULAR MEETING**

October 21, 2015 - 5:00 PM

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PUBLIC HEARING:

Public Hearing #1: Public hearing for the appeal for a use variance for Lydia Wells, Warden of Holy Trinity Church, 718 Main Street, SCTM #1001-2.-3-5. The applicant proposes to construct a second residential unit in an existing one family house in the R-1 District. Section 150-7 A.(1) does not permit any building to be used, in whole or part, for any use except one-family detached dwellings, not to exceed one dwelling on each lot. *There was a ZBA site inspection at 718 Main Street at 4:30 PM on August 19, 2015.*

This application requires a coordinated review for the purposes of SEQRA, and is classified as a Type I action due to its location in an historic district. This action has been publicly noticed, and comments regarding this application must be received by the Greenport Village Clerk within 30 days of the public notice. The public hearing for the use variance will remain open pending resolution of the SEQRA review. The 30 day notice period within which to submit comments will end on October 18, 2015.

Public Hearing #2: Public hearing for Marta Thomas, 211 Bridge Street, SCTM #1001-2-2-10.1. The applicant seeks a building permit for a new detached accessory building for a structure which has already been constructed. The property is located in the R-1 (Residential) District.

The accessory building is located two feet from the south property line requiring an area variance of three feet for the rear yard setback. Section 150-13A (1.b) of the Village of Greenport code requires a five foot setback from the rear or side yard lot lines.

Public Hearing #3: Public Hearing for Jack and Jeffery Rosa, 506 Main Street; SCTM #1001-4.-3-33. The applicant proposes to construct a new second floor roof deck over a re-constructed non-conforming mudroom/power room, at the premises located at 506 Main Street, Greenport, NY.

The premise is located in the R-2 District and within the Historic District.

The proposed side yard setback for the deck construction is .6 ft. requiring a 9.4 ft. side yard area variance for the proposed second floor deck. Section 150-12A of the Village of Greenport Code requires a ten foot rear yard setback in the R-2 District.

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REGULAR MEETING AGENDA:

Item #1: Discussion and possible action on the appeal for a use variance for Lydia Wells, Warden of Holy Trinity Church, 718 Main Street, SCTM #1001-2.-3-5. The applicant proposes to construct a second residential unit in an existing one family house in the R-1 District. Section 150-7 A.(1) does not permit any building to be used, in whole or part, for any use except one-family detached dwellings, not to exceed one dwelling on each lot. *There was a ZBA site inspection at 718 Main Street at 4:30 PM on August 19, 2015.*

Item #2: Discussion and possible action on appeal for an area variance for Marta Thomas, 211 Bridge Street, SCTM #1001-2-2-10.1. The applicant seeks a building permit for a new detached accessory building for a structure which has already been constructed. The property is located in the R-1 Residential District.

The accessory building is located two feet from the south property line requiring an area variance of three feet for the rear yard setback. Section 150-13A (1.b) of the Village of Greenport code requires a five foot setback from the rear or side yard lot lines.

Item #3: Discussion and possible action on the appeal for area variance for Jack and Jeffery Rosa, 506 Main Street; SCTM #1001-4.-3-33. The applicant proposes to construct a second floor roof deck over a reconstructed pre-existing non-conforming mudroom/power room, at the premises located at 506 Main Street, Greenport, NY.

The proposed side yard setback for the deck construction is .6 ft. requiring a 9.4 ft. side yard area variance for the proposed second floor deck. Section 150-12A. of the Village of Greenport Code requires a 10 ft. rear yard setback in the R-2 District.

The premise is located in the R-2 District and within the Historic District. The Historic Preservation Commission approved the plan and construction materials submitted for review at the 9/14/15 meeting.

Item #5: Motion to accept the ZBA minutes for September 16, 2015.

Item #6: Motion to approve the ZBA minutes for August 19, 2015.

Item #7: Motion to schedule the next regular ZBA meeting for November 18, 2015.

Item #8: Motion to adjourn.