



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
PUBLIC HEARING AND REGULAR MEETING  
August 19, 2015 - 5:00 PM**

**PUBLIC HEARING:**

**Public Hearing 1:** Public hearing for an 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 will be a ZBA site inspection at 718 Main Street at 4:30 PM.*

**REGULAR MEETING AGENDA:**

**Item #1:** Discussion and possible action on an 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.

**Item #2:** Further discussion and possible approval of an interpretation document of a request from the Building Inspector for an interpretation of the Village of Greenport Code. The Building Department requested the Zoning Board of Appeals review the sections of the code which address yard requirements and fence locations: Sections 150-13 B (1), Section 150-13 D, and Section 150-13 F.

Section 150-13b (2) of the Village of Greenport code requires on a corner lot, front yards are required on both street frontages.

The Greenport Building Department has received an application from a property owner requesting a fence permit, the permit was granted and the fence was installed. The installation of this fence has sparked conversation regarding these sections of the Village Code.

**Item #3:** Motion to approve the Findings and Determination document approving an area variance for Carol Wilder, 218 Sixth Avenue; SCTM #1001-4.-4-26. The property is located in the R2 District. The applicant proposed to construct an in ground swimming pool. An area variance was conditionally approved for a side yard setback.

**Item #4:** Motion to approve the Findings and Determination document approving area variances for Chuck Kitz, 228 Sixth Street; SCTM 1001-7.-2-1. The applicant proposed to construct a new front porch addition, at the premises located at 228 Sixth Street, Greenport, NY. The property is located in the R-2 district. Area variances were conditionally approved for a front yard setback to the West calculated from a reduced front yard setback and for a front yard setback (second front yard, corner lot) to the North.

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**Item #5:** Motion to approve the Findings and Determination document approving area variances for Walter Foote, 22 Broad Street; SCTM #1001-2.-5-40. The property is located in the R2 District and is situated as a corner lot. The applicant proposed to construct a new addition and deck expansion to an existing non-conforming house. Area variances were conditionally approved for a rear yard setback and a front yard setback (second front yard, corner lot).

**Item #6:** Motion to approve the Findings and Determination document disapproving area variances for Tracy Combs, 516 Second Street; SCTM #1001-2.-6-24. The property is located in the R2 District. The applicant proposed to construct a house addition and an in ground swimming pool. An area variance for a combined yard setback for an addition to the house and three area variances (two side yard and one rear yard setback) for construction of an in ground swimming pool were disapproved.

**Item #7:** Discussion and motion to return to the Building Inspector an appeal for area variance for Jack and Jeffery Rosa, 506 Main Street; SCTM #1001-4.-3-33. The Building Inspector issued a Notice of Disapproval dated June 8, 2015, and the applicant filed an appeal for a variance on July 10, 2015. A proposed construction of a roof deck is over a preexisting nonconforming part of the structure and the proposed construction does not create new nonconformance or increase nonconformance according to an Interpretation of the ZBA regarding this issue dated February 20, 2013.

**Item #8:** Discussion of proposed modification of the reporting of ZBA decisions to the Village Clerk. The Chairperson proposes to file a decision summary reporting the voting record, decision for variance appeal(s), and list of conditions for conditionally approved variances within five business days of decision of the board. A full Findings, Determination and Decision document will be filed with the Village Clerk at a later date when meeting minutes are available.

**Item #9:** Motion to accept the ZBA minutes for July 15, 2015.

**Item #10:** Motion to approve the ZBA minutes for June 17, 2015.

**Item #11:** Motion to schedule the next regular ZBA meeting for September 16, 2015.

**Item #12:** Motion to adjourn.