



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
REGULAR MEETING**

**January 20, 2016 - 5:00 PM**

**REGULAR MEETING AGENDA:**

**Item #1** Motion to approve the Findings, Determination and Decision document for the use variance requested by Lydia Wells, as Warden of Holy Trinity Church, 718 Main Street. The property is located in the Historic District, and is in the R-1 Zone. The use variance was voted on at the December 16, 2015 meeting. SCTM # 1001-2.-3-5

**Item #2** Discussion on the Notice of Coordinated Review that was circulated by the Greenport Board of Trustees regarding the Wetlands Permit Application for Scott A. Gonzales (applicant), on behalf of Townsend Manor, Inc, located at 714 Main Street. The Board of Trustees of the Village of Greenport has adopted lead agency status and initiated a coordinated review for purposes of SEQRA, determining that this action is a Type I, for purposes of SEQRA. This property is located in the Historic District, and is in the CR (Commercial Retail) Zone. Comments regarding this application should be received by the Village Board of Trustees, Attn: Village Clerk by February 5, 2016. SCTM # 1001-2.-3-10

**Item #3** Motion to accept an appeal for area variances, and to publicly notice, schedule a public hearing and site visit for (prospective owner) Daniel Pennessi, president of Sakd Holdings LLC. The applicant proposes to construct a new mixed-use commercial building on the vacant lot at the southeast corner of Third and Front Streets. Street; SCTM # 1001-5.-4-5. The property is not located in the Historic District and is located in the Waterfront Commercial (WC) District. The proposed building is to contain a 16-room hotel, an 80-seat restaurant and 570 square ft. of retail space.

- The proposed building construction has lot coverage of 4,123 sq. ft representing 46% of the site, requiring a area variance of 590 sq. ft., or 6%, of the total area of the lot (8,834.2). Section 150-12A of the Village of Greenport Code requires maximum lot coverage of 40% (3,533 sq. ft.) in the WC-Waterfront Commercial district.
- The proposed overhead wood trellises, front steps and raised outdoor dining area are within the front yard setback in the Waterfront Commercial District, requiring an area variance of 6ft. in the Section 150-12 (B), requires 6 ft. front yard setbacks on both Front and Third Street.
- The mixed use building proposed 12 parking spaces. Section 150-16A.(1) requires 36 parking space based on square footage calculations and requirements for hotel occupancy requiring an variance of 24 parking spaces.
- The proposed building does not provide for an off-street loading berth. Section 150-16B.(e) requires one berth for each 25,000 sq ft of floor area.

**236 THIRD STREET  
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**VILLAGE ADMINISTRATOR  
PAUL J. PALLAS, P.E.  
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**CLERK  
SYLVIA PIRILLO, RMC  
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**TREASURER  
ROBERT BRANDT  
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- The proposed building height is 47'0", based on the height of the elevator bulkhead located on the roof, requiring a ht. variance of 12'0". Section 150-12B. limits the height of buildings to "2 stories or 35ft".
- The proposed building is three stories. Section 150-12B. limits the height of buildings to "2 stories or 35ft".

**Item #4:** Motion to approve the ZBA minutes for November 18, 2015.

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

**Item #6:** Motion to schedule the next regular ZBA meeting for February 17, 2016.

**Item #7:** Motion to adjourn.