



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
REGULAR MEETING
December 16, 2015 - 5:00 PM**

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REGULAR MEETING AGENDA:

**236 THIRD STREET
GREENPORT NY 11944**

**Tel: (631) 477-0248
Fax: (631) 477-1877**

**MAYOR
GEORGE W. HUBBARD, JR.
Ext. 215**

**TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR
MARY BESS PHILLIPS
DOUGLAS W. ROBERTS
JULIA ROBINS**

**VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
Ext. 219**

**CLERK
SYLVIA PIRILLO, RMC
Ext. 206**

**TREASURER
ROBERT BRANDT
Ext. 217**

Item #1: Continued 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: Motion to accept an application for an area variance, schedule a site visit and public hearing for Robert Moore, 139 Fifth Street; SCTM # 1001-7.-4-09. The property is located in the R2 District. The applicant seeks a building permit for a deck and fence which have already been constructed.

Section 150-13 B (2). of the Village of Greenport Code requires that on a corner lot, front yards are required on both street frontages. One yard other than the front yard shall be deemed to be a rear yard and the other or others to be side yards.

The existing 6' high fence is located within the required front yard setback along the south and west property lines.

The deck is 9.5 ft. from the south property line requiring a 20.5 ft. front yard area variance.

Section 150-12A of the Village of Greenport Code requires that one-family homes in the R-2 District have a maximum permitted lot coverage of 30%.

The 330 square foot deck increases the total building lot coverage to 35.20% requiring a lot coverage variance of 5.20% (336 sq. ft.). The existing lot coverage is 30.25%, which includes the existing house and garage.

Item #3: Motion to accept the ZBA minutes for November 18, 2015.

Item #4: Motion to approve the ZBA minutes for October 21, 2015.

Item #5: Motion to schedule the next regular ZBA meeting for January 20, 2016.

Item #6: Motion to adjourn.