



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARING AND REGULAR MEETING
September 16, 2015 - 5:00 PM**

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PUBLIC HEARING:

Public Hearing: Motion to adjourn the Public hearing for an appeal for a use variance and initiate a coordinated review of 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.*

Note: This action will require a coordinated review for the purpose of SEQRA as this action, normally classified as an Unlisted Action, must be classified as a Type I action due to its location in a historic district. This action will be publicly noticed and comments regarding this application may 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.

REGULAR MEETING AGENDA:

Item #1: Motion for the ZBA to adopt Lead Agency status for the purpose of SEQRA on an appeal for a use variance for Lydia Wells, Warden of Holy Trinity Church, 718 Main Street, SCTM #1001-2.-3-5. And, a motion that the ZBA determines the action to be a Type I action according to section 617.4(b)(9) of the SEQRA regulations. This action will be publically noticed and involved agencies will be notified of the coordinated review. Comments regarding this application may be received by the Greenport Village Clerk within 30 days of the public notice.

Item #2: Further discussion and possible approval of a revised interpretation document and illustrative diagrams 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: Discussion and possible tabling a 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

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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.

The HPC is reviewing the proposal and the ZBA will then proceed pending their findings.

Item #4: Motion to accept an appeal for an area variance, publicly notice and schedule a 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 2 feet from the South property line requiring an area variance of 3 feet for the rear yard setback. Section 150-13A (1.b) of the Village of Greenport code requires a 5 foot setback from the rear or side yard lot lines.

Item #5: Motion to accept the ZBA minutes for August 19, 2015.

Item #6: Motion to approve the ZBA minutes for July 15, 2015.

Item #7: Motion to schedule the next regular ZBA meeting for October 21, 2015.

Item #8: Motion to adjourn.