



236 THIRD STREET
GREENPORT NY 11944

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MAYOR
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TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR
MARY BESS PHILLIPS
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JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
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CLERK
SYLVIA PIRILLO, RMC
Ext. 206

TREASURER
ROBERT BRANDT
Ext. 217

Code Committee Meeting
November 9, 2015
236 Third Street, Greenport, NY 11944
Village Hall Conference Room

Attendance: Mayor George Hubbard, Jr., Trustee Jack Martilotta, Trustee Mary Bess Phillips, Historic Preservation Commission Chairman Frank Uellendahl, At-Large-Representative Michelle Schott, Village Attorney Joe Prokop, Zoning Board Chairman Doug Moore.

Call to Order:

Meeting called to order at 4:03 p.m. by Mayor Hubbard

Approval Minutes of last meeting:

The minutes of the October 5, 2015 meeting were approved via a motion made by Mayor Hubbard and seconded by Trustee Martilotta.

Old Business:

A. R-2 Zoning

Concepts of R-1 & R-2 Districts discussed, and permissions therefor. The R-2 district encompasses everything in R-1 plus two family dwellings. Occupancy of space or volume becomes an issue. Parking rules and regulations (as related to R-2 zoning) were discussed. Village Attorney Prokop suggested that the Code include a parking allocation. The question of a "permanent parking easement" was brought up by the Mayor, which prompted a brief discussion regarding the terminology "right of way" to be added onto a deed. A change from R-1 to R-2 would mean that all parking rules must be complied with; and all should be specified in the Code. "Massing of house", and increasing number of inhabitants in house are current concerns, as well as a "shadow law" requirement. Many communities have a "shadow law," which means a property has to be as far away as it is high. Similarly, a second-floor deck is perceived in planning to have more impact. Currently, a second floor deck is dictated by set-back requirements, and may even be larger than a ground-floor deck. ("A Pyramid Law" controls massing.) Attorney Prokop to forward recommendations made previously to Mayor Hubbard, Trustee Martilotta and At-Large-Representative Schott.



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B. Signage Code

The intent was to reach out to other Boards to get their input re: various signs –ie– neon, blinking, etc, after residents' complaints about window/product signs. The intent was also to review the Code for sandwich boards, and then go further into enforcement issues. LED and neon signs were discussed, as was the GFD sign. The concept of "over-regulation" was explored. According to Chairman Uellendahl, Front Street is not in the Historic District, while Main Street is, so it becomes more difficult for those on Main Street, while those on Front Street have more liberties/less restrictions.

Care has to be taken to protect those in the Residential District, and/or those residences near businesses.

The Committee will review all written comments from all three Boards, with all comments to be re-sent to Code Committee members.

New Business:

SEQRA

Use evaluations and sign approvals are to be considered Type II, as requested by the Planning Board. (Additions may be made to both the Type I and Type II lists.)

Attorney Prokop recommends we start the process in Code Committee, and make recommendations to the Village Board following receipt of comments from the Planning, Zoning, and Historic Boards.

Discussion:

Mayor Hubbard advised that the Village Board this month will be discussing the Short-Term Rental Law.

Recommendations:

None

Close Meeting:

Motion made at 4:57 p.m. by Mayor Hubbard and seconded by Trustee Phillips to close the meeting. The next meeting will be held on **Monday, December 14, 2015, 4:00 p.m.** at Village Hall.