VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

ZONING BOARD OF APPEALS
PUBLIC HEARINGS
WORK SESSION
Third Street Firehouse
Greenport, New York
July 19, 2016
6:01 p.m.

BEFORE:
DINI GORDON - MEMBER
JOHN SALADINO - MEMBER
DAVID CORWIN - MEMBER
ELLEN NEFF - MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
Proceedings - 7-19-16

CHAIRWOMAN GORDON: Good evening.

It is 6:03. This is the July 2016 meeting of the Zoning Board of Appeals, Greenport, New York. I am Dini Gordon, I'm sitting in for Doug Moore who is absent, I'm the acting chair.

For those of you who have copies of the agenda, there are a couple of typos that should be noted.

On the first page with respect to Olinkiewicz lot 2, you'll see that it says, under lot 2 the third button down, it says requiring variance of 7.10 feet. The accurate number is five feet.

Also for Mr. Olinkiewicz, the first lot 1, the third button, the proposed lot coverage is 37 percent, Section 150-12 A of the Village of Greenport Code requires a maximum, not a minimum of lot coverage.

Those are changes in the agenda.

We'll start with public hearings, but, in fact, it's really just
announcements about public hearings.

First item is public hearing regarding area variances sought by George Liakeas, 610 Main Street, Greenport, Suffolk County Tax Map number 1001-3-4-3 has been adjourned until the August 2016 ZBA meeting at the request of the applicant.

And second, although the public hearing on area advances sought by SAKD Holdings, Daniel Pennessi, President, although that hearing is being continued, it's being adjourned to the August meeting because we only received notice of these changes that Mr. Pennessi was proposing very recently, and the Notice of Disapproval of his building permit was only issued on July 15th, so in order to give the public adequate notice and give the Board a chance to think about these things, it's been determined that it will be adjourned to the next meeting.

At that time, the public hearing
will certainly be concluded in that meeting, and the variance considered.

I thought in view of the fact that the variance had changed, that I would read what they are now after the changes that have been proposed. There are four variances with one having two parts.

The first variance requested is that with respect to lot coverage. The proposed --

MS. NEFF: Excuse me, Madam Chairwoman.

CHAIRWOMAN GORDON: Yes.

MS. NEFF: For those who are following, that means we're on item 8 on page 4 of your agenda.

CHAIRWOMAN GORDON: If everybody has the agenda, perhaps I don't need to read this information, but I thought it would be useful for people to know what the variances will be to be discussed next time, since they're different from what we have been considering up to
Proceedings - 7-19-16

now.

Does everyone have the agenda?

AUDIENCE MEMBER: I think it's important that the public does know and --

CHAIRWOMAN GORDON: And since there are viewers, maybe a few, I'll go ahead and read the variance.

The proposed building construction has lot coverage of 3,681 square feet representing 41.7 percent of the site requiring an area variance of 147.3 square feet or 1.6 percent of the total area of the lot. Section 150-12B of the Village of Greenport Code requires maximum lot coverage of 40 percent, 3,533.7 square feet, in the WC Waterfront Commercial District.

Two. Variance of 21 spaces from parking space requirement.

In the event that the Zoning Board of Appeals determines in its consideration of the interpretation of the application of the off-street
parking requirement requested by the applicant that the project is not exempt from the off-street parking requirement of Section 150-16A1 of the Greenport Village Code, then the applicant requests a variance of the off-street parking requirement of Section 150-16A1 of the Greenport Village Code.


The third deals with the loading berth. Variance from size requirement of the off-street loading berth.

He applicant is requesting a variance of the size requirement for...
Proceedings - 7-19-16

one off-street loading berth in that the proposed building has provided an off-street loading berth as required by Section 150-16B.E which requires one berth for each 25,000 square feet of floor area. Loading berths are required to be 12 feet wide and 33 feet in length. The proposed berth is nine feet wide and 20 feet in length requiring a variance of three feet for the width and 13 feet for the length.

And the last two are the height variance request.

The applicant requests a height variance of 12 feet where Section 150-12B of the Greenport Village Code limits the height of buildings to two stories or 35 feet, and the proposed building height is 47 feet based on the height of the elevator bulkhead located on the roof requiring a height variance of 12 feet.

In addition there is a height variance requested for a third story.

Flynn Stenography & Transcription Service
(631) 727-1107
A height variance for a three-story building where Section 150-12B of the Greenport Village Code limits the height of buildings to two stories or 35 feet, and the applicant proposes a three-story building in violation of Section 150-12B.

Those are the remaining variances reduced from the original nine that I believe were proposed when this process began, and those will be dealt with at the next meeting of the ZBA after the closing of the hearing.

Okay.

MR. PEDRAZZI: Are you closing this application because I was five minutes late?

CHAIRWOMAN GORDON: No. We are adjourning the hearing, that doesn't mean closing it. We're adjourning it to the next time because people have had inadequate time to respond to the new, and also the issuance of new Notice of Disapproval requires notice.
and ten days and we would not be doing that if we held it today.

MR. PEDRAZZI: If there is any clarification, I came all the way from New York City --

CHAIRWOMAN GORDON: Can you come to the podium?

MR. PEDRAZZI: Sure.

My name is Tom Pedrazzi, I'm an architect for the applicant, and Dan asked me to come out to obviously try to participate in the discussion on this application.

I really can only offer any architectural, any design questions. Now that I hear that you don't really -- didn't have time to review it, then that's something I obviously don't figure you have too many questions, but you're very familiar with the project. I know that we're working very diligently to reduce the amount of variances that we will be requesting.
Proceedings - 7-19-16

There are two, just so that you understand, that really are, what we see as very difficult to overcome and that would be the parking and the height; and we really are looking for some help from the Board on those two variances.

CHAIRWOMAN GORDON: I appreciate that, and I think the added month will give people a chance to think about this more deeply, and the problem is basically that the Notice of Disapproval was only issued on the 15th, so there we are.

MR. PEDRAZZI: I know. It almost beat me here, but not really, not close.

CHAIRWOMAN GORDON: Thank you very much.

I'm sorry you had such a long trip.

MR. PEDRAZZI: Thank you very much. I'll see you next month.

CHAIRWOMAN GORDON: Moving on to

Flynn Stenography & Transcription Service
(631) 727-1107
the regular meeting. We have -- the
rest of the meeting is reviewing
applications to determine whether they
can be accepted and scheduled for site
visit and review next month. We have
six of them, and I think I want to
raise the question with the other
members of the Board, since there are,
would have to be, if we accepted them
all, we would have to make six site
visits to five different locations, and
I'm wondering if it's realistic to
expect that we can do that all at one
time. It's a small village, it seems
to me if we started at 4:30 and had our
meeting at 6:00, then it probably is
enough time, but I'd like to get
opinions from the rest of the Board, or
we could put off that decision until we
see whether we are going to accept for
review all of the applications.

What is your pleasure?

MS. NEFF: I would like to first
ask, are we going to stick to our
scheduled meeting that our next meeting
would be the third Tuesday, the 16th of
August, that's my first question, here
at the firehouse?

CHAIRWOMAN GORDON: Yes, that is
the plan.

MS. NEFF: I mean we don't know
whether we're going to accept all of
these, but is there a problem beginning
the site visits at 4 o'clock?

CHAIRWOMAN GORDON: It would be
4:30, I think. That would allow about
fifteen minutes per visit and two of
them are very close to one another on
Fifth Avenue.

MS. NEFF: Okay.

MR. SALADINO: I don't have a
problem with it. I'm not opposed to
that.

David?

MS. NEFF: All right.

Let us move into the consideration
of these applications.

We have the first two applications
Proceedings - 7-19-16

from James Olinkiewicz.

The first one is for 221 Fifth Avenue, I will read the -- what we will be doing is considering motion to accept an application for area variance publically noticed and schedule a public hearing for James Olinkiewicz, 221 Fifth Avenue, Suffolk County Tax Map 1001-4-4-29.

The applicant requests several area variances required to subdivide an existing lot and construct a conforming house. This subdivision will create two new substandard lots requiring area variance as follows:

Lot 1: The proposed subdivision creates lot 1 which is 6,587 square feet where Section 150-12A requires a minimum lot size of 7,500 square feet requiring a variance of 913 square feet.

The proposed lot width is 47.82 feet where Section 150-12A requires a minimum lot width of 60 feet requiring
Proceedings - 7-19-16

a variance of 12.18 feet.

Lot 2: The proposed lot width is 52.35 feet where Section 150-12A requires a minimum lot width of 60 feet requiring a variance 7.65 feet.

The proposed combined side yard is 17.9 feet where Section 150-12A requires a combined yard setback of 25 feet requiring a variance of 7.10 feet.

That's not right, it's 5 feet.

The proposed subdivision creates a 5-foot side yard on the north property line where Section 150-12A requires a side yard setback of 10 feet requiring a variance of --

MS. WINGATE: -- 5 feet.

CHAIRWOMAN GORDON: -- 5 feet.

The property is not located within the Historic District.

In lot 2 the second item --

MS. WINGATE: In lot 2, the second item is 7.10 feet, the third item should be 5 feet.

We had cut and paste problems.
Proceedings - 7-19-16

MS. NEFF: I have a question.

CHAIRWOMAN GORDON: Yes.

MS. NEFF: This talks about lot 1 and its square footage and requested variances. In lot 2, we're not told, or at least I don't see it right in front of me, the square footage.

CHAIRWOMAN GORDON: That's because it complies.

MS. NEFF: Okay. In other words, it is 7,500 square feet?

CHAIRWOMAN GORDON: Right.

Are there other questions, and have we all looked at this application and determined that it conforms to the requirements for presenting the request?

MR. SALADINO: I don't have any issues.

CHAIRWOMAN GORDON: Everybody should have the survey and drawings. Are we ready to vote on the motion to accept this application?

MS. McENTEE: Excuse me. May I
CHAIRWOMAN GORDON: Okay.

Remember, this is just an application for acceptance, not for --

MS. McENTEE: I completely understand.

Joann McEntee, 242 Fifth Avenue.

I just want to make sure this is 100 percent fully, a fully completed application, and it is executed, that you have everything set in stone.

CHAIRWOMAN GORDON: That is our job.

MS. McENTEE: It hasn't been in the past, so if I may --

MR. SALADINO: Well, it's not entirely our job.

MS. McENTEE: I understand that. It comes from other powers, I understand that, but I want to make sure that you know that what you have there before we go to a hearing, that everything is set in stone, you have a fully completed application. We have...
been at this place before.

MR. SALADINO: Is there something about this application that you want to make us aware of?

MS. McENTEE: No, not at this point.

MR. SALADINO: I'm content that this is complete and correct.

MS. McENTEE: Thank you.

MR. SALADINO: But I can't speak for my colleagues.

CHAIRWOMAN GORDON: Well, this is the time, if anyone on the Board has a question about the process or the documents that have been given to us, this is the time to raise it; otherwise, I propose, I make a motion that the application for the area variance be accepted for James Olinkiewicz and be considered at the -- accepted for consideration at the August ZBA meeting.

Do I have a second?

MS. NEFF: Second.
MR. SALADINO: As long as -- could you put on the record that it's 221?

CHAIRWOMAN GORDON: Yes, probably since we have two variances.

The area variances requested in this proposal are for 221 Fifth Avenue, Mr. Olinkiewicz's property at 221 Fifth Avenue, Greenport.

We have the motion before the Board; may I have a vote?

Mr. Corwin?

MR. CORWIN: Yes.

CHAIRWOMAN GORDON: Mr. Saladino?

MR. SALADINO: Aye.

CHAIRWOMAN GORDON: Ms. Neff?

MS. NEFF: Yes.

CHAIRWOMAN GORDON: I vote yes.

Moving on to --

MR. SALADINO: Dini?

CHAIRWOMAN GORDON: Yes.

MR. SALADINO: Maybe you want to set a time for the public hearing and for the site visit.

CHAIRWOMAN GORDON: I was thinking
I would do them -- well, all right, sure.

If we're going to meet at the same time, if we're going to do them all in one day, then I suggest we start at 4:30. There are six applications in five locations. No, I guess six locations, but two of them are very close on the same street, so perhaps we start with this one at 4:30.

MR. SALADINO: Okay.

The seconds one is --

MR. PALLAS: Madam Chairman, for clarification for the staff, just to be clear, we spoke earlier about site visits all in one day; is there intent also to schedule public hearings all in the same meeting as well because there was already one that was postponed, you would be up to seven. I just want to make sure you were all --

CHAIRWOMAN GORDON: Well, perhaps we can discuss that later in the meeting, I think discuss this when we
know whether all of the applications will be accepted because maybe a couple will fall by the wayside.

So the next is James Olinkiewicz again proposing --

MS. NEFF: Would you like help reading these so you don't have to read them all?

CHAIRWOMAN GORDON: Okay. We are on item 3.

MS. NEFF: Item 3, motion to accept an application for an area variance, publically noticed and scheduled a public hearing for James Olinkiewicz, 238 Fifth Ave, section block 1001-4-8-3.

The applicant requests several area variances required to subdivide an existing lot and construct a nonconforming house. This subdivision will create two new substandard lots requiring area variance as follows:

Lot 1: The proposed subdivision creates lot 1 which is 5,389.5 square
feet where Section 150-12A of the Greenport Code requires a minimum lot size of 7,500 square feet.

The proposal requires an area variance of 2,110.50 square feet.

Lot 1 proposed lot width is 50 feet where Section 150-12A requires a minimum lot width of 60 feet requiring an area variance of 10 feet.

The proposed lot coverage is 37 percent, Section 150-12A of the Village Code requires a maximum of 35 percent lot coverage for a two-family house in the R-2 District requiring an area variance of 2 percent.

Lot 2: The proposed subdivision creates lot 2 which is 4,026 square feet where Section 150-12A of the Code requires a minimum lot size of 7,500 square feet requiring an area variance of 3,474 square feet.

The proposed lot depth is 50 feet where Section 150-12A requires a minimum lot depth of 100 feet requiring
an area variance of 50 feet.

The proposed cottage is 15 feet from the front or west property line, where Section 150-12A of the Village of Greenport Code requires a minimum of 30 feet front yard setback; this will require a 15-foot front yard area variance.

The proposed cottage is 10 feet from the rear or east property line, where Section 150-12A of the Village of Greenport Code requires a minimum 30 feet rear yard setback. This will require a 20-foot rear yard area variance.

The proposed one-story frame house is 800 square feet with 695.5 square feet of livable space where section 150A of the Village Code requires a one-family dwelling located in the R-2 District to have 1,000 square feet of livable floor area. This will require an area variance of 304.5 square feet.

This property is not located.
within the Historic District.

CHAIRWOMAN GORDON: Thank you very much.

Are there questions about the application?

MS. NEFF: I have a question. Is this dirt and stone driveway that goes to the rear proposed lot a shared driveway? It appears to be.

CHAIRWOMAN GORDON: Yes, that's right.

CHAIRWOMAN GORDON: Are there questions?

MR. SALADINO: I have a few. I'm going to wait for the public hearing.

CHAIRWOMAN GORDON: So your questions are not about the process, but about the substance?

MR. SALADINO: Right.

CHAIRWOMAN GORDON: I don't find any defects in the application itself, but I'm less experienced than some other members of the Board.

Mr. Corwin, are you comfortable
with, not necessarily the content, but the presentation?

MR. CORWIN: I haven't examined it closely enough to make a determination.

CHAIRWOMAN GORDON: Okay.

I don't see any problems with it, but as I say, I'm not as experienced as other people.

Are we ready to vote on a motion to accept the application for review?

MS. NEFF: I make a motion that we accept the application concerning the 238 Fifth Avenue subdivision and schedule a public hearing, a site visit and public hearing for the August meeting.

MR. SALADINO: Second.

CHAIRWOMAN GORDON: Mr. Corwin?

MR. CORWIN: Yes.

CHAIRWOMAN GORDON: Mr. Saladino?

MR. SALADINO: Yes.

CHAIRWOMAN GORDON: Ms. Neff?

MS. NEFF: Yes.

CHAIRWOMAN GORDON: And I vote
yes.

That site visit, we might as well
do it after the first one, so I'm
scheduling it at 4:45 for August 16th.

Item number 4 --

MS. NEFF: Madam Chair, as we work
our way through this agenda, I'm
thinking of a possibly lengthy
discussion we might have about the
project SAKD, and then that we haven't
had anything, today we are adjourning
that part. I'm seeing a problem
putting a lot more items on the agenda
for next time. I have no objection to
working through accepting them. I
guess I'd like some guidance, can we
change -- if we say it's going to be
site visit and heard at the August
meeting, are we committing ourselves to
that with no opportunity to change it?

CHAIRWOMAN GORDON: I wouldn't
think so, but I refer to you. It seems
that there are a couple of solutions.
We talked last time about having a work
Proceedings - 7-19-16

session to discuss the SAKD matters
and --

MR. SALADINO: Once the public
notice is issued, it's almost, you
know, we really shouldn't be changing
it, but we don't have a lot of latitude
in changing, you know, you would have
to cancel that public notice, re-notice
it, have the same amount of time.

CHAIRWOMAN GORDON: But it doesn't
prevent us from having a work session
in which we go over --

MR. SALADINO: I thought we were
talking about the other six
applications.

CHAIRWOMAN GORDON: I think Ellen
was asking about whether we can deal
with SAKD and these applications all in
one meeting, and it seems -- I agree
that it's pretty unlikely, and we --

MR. SALADINO: I feel like.

CHAIRWOMAN GORDON: -- we've been
talking about the necessity, we know
we're going to have a lengthy
discussion about the SAKD application.

MR. SALADINO: The hotel application doesn't necessarily have to be decided that night, it can be a discussion, we can close the public hearing, we have 62 days to make a decision about that application.

In my mind, and this is only in my mind, I kind of feel that the public had more than enough time to comment on this hotel project. I don't suspect there is going to be much more conversation, and if it is, it's going to be repetitive. I actually kind of thought we were going to close the public hearing tonight, but I know there was a legal issue.

I don't see SAKD being a problem next month, I see perhaps six other public hearings, two of the applications give the impression they might be controversial, people might have something to say about it.

CHAIRWOMAN GORDON: I think one
possibility is we decide we are going
to deal with a certain number of these,
we accept them tonight, we decide we're
going to deal with a certain number of
them at the next meeting and inform the
applicants, some of the applicants that
we'll wait another month.

MR. SALADINO: I'm uncomfortable
with that. I'm kind of uncomfortable
with that, you know, if we meet once a
month, to have an applicant come here
tonight perhaps her application is
accepted and then, you know, at the end
of the evening, tell her, we're not
really going to get to it, next month
we're going to get to it.

CHAIRWOMAN GORDON: What do you
suggest we do if, in fact, let's say
four of these six require extensive
conversation?

MR. SALADINO: I'm not sure I
agree with that, but if it did, you
know, sometimes we got to stay a little
bit later.
Proceedings - 7-19-16

CHAIRWOMAN GORDON: That's fine with me.

MR. SALADINO: I have a hard time looking at the folks and telling them come back next month or the month after.

CHAIRWOMAN GORDON: I agree absolutely. I just think we can be realistic about what we can get done in one evening.

What do you think, Mr. Corwin?

MR. CORWIN: I think we go for it all. Start with the easy ones.

CHAIRWOMAN GORDON: Okay. Then that requires a decision about what are the easy ones, but that's not required, that's nothing that's legally required, so.

MR. CORWIN: A couple will be easy.

CHAIRWOMAN GORDON: There are certainly a couple of them that will be easier.

MR. SALADINO: We don't really
expect a lot of public input about perhaps a swimming pool, you know, front porch, as opposed to a three-story hotel, so I think the idea of a public hearing is to let the people speak. We don't have to come to a decision about it that night, so I think we -- not to be disrespectful, I think we're looking for an elaborate solution to a nonexistent problem.

CHAIRWOMAN GORDON: Can we hold a public hearing that includes more than one application or we have to --

MR. SALADINO: I don't understand that; what do you mean?

CHAIRWOMAN GORDON: Could we hold a public hearing that yields not just variances requiring input by one of the applicants; in other words, not having six public hearings?

MR. CORWIN: No. You have to have a time, domain jurisdictions don't require a time. You have to have a list of public hearings you're going to
have, each one is separate.

CHAIRWOMAN GORDON: Each one is separate, that was my question.

I wish Joe were here.

MR. PALLAS: What was the question?

CHAIRWOMAN GORDON: The question is whether we have to have separate hearings for each application or whether we could have a hearing that moves from one issue to another, but is done all at one time.

MR. PALLAS: For each application?

CHAIRWOMAN GORDON: For these applications we're considering.

MR. PALLAS: I'll defer to Joe, but I would imagine every application gets its own hearing.

CHAIRWOMAN GORDON: That's what I thought too.

MR. PALLAS: I wouldn't hesitate to think that that's the right answer.

MS. NEFF: But in fact, like tonight if we had dealt with two public
hearings, item 1 and item 2, you can have multi-public hearings at the same time, there's the first, the second, the third, correct, we have done that in the past.

MR. PALLAS: Of course.

MS. NEFF: I'm getting the sense from the Board that we'll look at each one of these in order, we looked at one so far, the Olinkiewicz, and we'll accept them or not, and we'll schedule the site visit and public hearing for next meeting.

CHAIRWOMAN GORDON: And try to do them all.

MR. SALADINO: That makes sense. Again, my opinion will be reflected in my vote.

CHAIRWOMAN GORDON: That's fine with me and I like Mr. Corwin's idea of taking the easy ones, what we think will be the easy ones, and hope that we made the right decision about what easy is correct.
Proceedings - 7-19-16

Can we move on to the Nicholson?

We have here a motion to accept an application for an area variance publicly noticed and schedule a public hearing for Bryan Nicholson at a lot east of 217 Monsell Place, Suffolk County Tax Map 1001-2-2-29.

The property is located in the R-1 District. The applicant seeks an area variance to obtain a building permit to construct a new single-family dwelling with a footprint approximately 979 square feet including a covered entry porch.

Section 150-13E regarding existing small lots. A lot owned individually and separately and separated in ownership from any adjoining tracts of land, which has a total lot area or lot width less than prescribed in this chapter may be used for a one-family residence, provided that such lot shall be developed in conformity with all applicable district regulations.

Flynn Stenography & Transcription Service
(631) 727-1107
The total dimensions of both side yards for a principal building shall be computed on the basis of four-tenths of the lot width; however, no side yard dimension shall be less than four-tenths of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.

The proposed house is 5 feet from the east property line, requiring a side yard area variance of 5 feet.

This is new construction, something we don't see all that often.

Are there comments about the --

MR. SALADINO: Can we hear from the applicant?

CHAIRWOMAN GORDON: Sure.

Remember, this isn't the hearing, it's simply a decision about whether to accept the application.

MR. SALADINO: I understand, but I have a couple of questions for the applicant.
Proceedings - 7-19-16

Mr. Nicholson, from reading your application, you can build this house without a variance.

MR. NICHOLSON: Okay.

MR. SALADINO: Am I correct?

MR. NICHOLSON: According to the code, I believe that the building envelope on the lot wouldn't allow for it.

If you're saying it does, then it does.

MR. SALADINO: If it is four-tenths of the width, it comes out to 16 feet and a few inches and from looking at your plan, you have ten feet on either side, so I'm kind of curious as to why you would ask for a variance when you don't need one.

MR. NICHOLSON: If you look at the lot or the house next door, they're only one foot, four inches off the side of their property line, so moving the house over, there is a parking lot on the other side, so aesthetically it
Panel A.

36

keeps up the neighborhood, allows for a
driveway for two cars, which is needed
as per the Village Code, so moving it
over and having a variance allows for
what I deem an aesthetically pleasing
and proper home that fits in with the
current neighborhood.

MR. SALADINO: I'm having, and

obviously it is or will be your
property and you can build anyplace on
it, and be rejected and appeal that, I
just have a problem with the process
of, you know, our job is to minimize
nonconformance, not create new
nonconformity. If we read Chapter
150-1, we're kind of like mandated to
reduce nonconformity in the Village,
and here to accommodate, not you, but
to accommodate a neighbor, you're
asking us to create a substandard, you
know, a nonconforming house.

MR. NICHOLSON: Not just to

accommodate a neighbor, to accommodate
basically the Village as a whole for
something that would be pleasing to the
eye for everybody that drives down the
street in the neighborhood.

MR. SALADINO: Isn't that just --
we could debate question of opinions,
I'm not sure if that's fact.

MR. NICHOLSON: If we move the
house to the center of the lot, the
driveway then becomes, I believe 11
feet wide.

MR. SALADINO: Is that --

MR. NICHOLSON: You know, I don't
want to be -- it's a very thin
driveway, and you're opening doors or
cramming doors on the neighboring
fence.

MR. SALADINO: That's not been my
experience, I have an 11-foot driveway.
I don't want to debate, I don't want to
debate the application, now, we'll do
it at the public hearing, but I was
just curious about that.

And I was -- I was curious about
that and you don't have to respond, but
Proceedings - 7-19-16

I would ask, you went before the Planning Board with this application?

MR. NICHOLSON: Yes.

MR. SALADINO: Can you give us a sense --

MR. NICHOLSON: They said they weren't going to take anything up until the Zoning Board made a determination.

MR. SALADINO: They would have addressed this application if you didn't ask for this variance?

MR. NICHOLSON: Correct.

MR. SALADINO: And following the process, you would have a public hearing, your neighbor would have had a chance to comment and the Planning Board at that time would have either took those comments into consideration and either rejected or accepted your application, and if they rejected it, that would get you here.

A few of the people in the room today heard that I'm like a process guy, you know, to me that would be kind.
of like the process, but there is no
guarantee that that's going to be a	parking lot forever on the east side of
you.

MS. NEFF: Excuse me. The
likelihood that Eastern Long Island
Hospital would not need that parking
lot is not very great.

MR. SALADINO: I don't know that
for a fact.

MS. NEFF: And I think the
Planning Board suggested that you move
your house forward on the lot because
the house next door is less than two
feet from the property line and only 13
feet, that's where the house is.

MR. CORWIN: Can we save this for
the public hearing?

MS. NEFF: I have a comment to
make. Thank you.

I see that your ideas of how you
would like the house to be on the lot
is clear in the plan.

MR. SALADINO: (Inaudible.)
Proceedings - 7-19-16

MS. NEFF: Yes, I know, but it's closer to the street.

MR. SALADINO: I don't have a problem with the front yard setback, I take no exception to where it is or --

MS. NEFF: Okay.

Thank you.

The Planning Board, I believe -- I believe as I read all this a couple days ago, suggested that he move it closer. In other words, because of the -- saying take a look at the houses in the neighborhood before you figure out what the front yard setback is.

MR. SALADINO: I dispute that. I don't think that's what they said. I think it had to do with the driveway, the tree, the pole. It didn't have to do with the aesthetics of the neighborhood, but I'm not gonna hold up your application.

CHAIRWOMAN GORDON: It seems to me that you're in the middle of the process now, and that continuing with
Proceedings - 7-19-16

it to a hearing next month makes sense, then we can debate the --

MR. SALADINO: My contention is he --

CHAIRWOMAN GORDON: He shouldn't have to bother.

MR. SALADINO: My contention is he shouldn't be in the middle of this process, but again, it's his property and he can --

MS. NEFF: Right, he's an applicant, he wants to do what he wants to do.

MR. SALADINO: It's his property and he can do what he wants to do.

MR. NICHOLSON: If I may, I believe if you look at what the building envelope of the property of what I submitted, the building envelope only allows 12 feet wide, so I would have to come back before the Board anyway if I wanted to put the house in the middle of the lot, so moving the house to the left is the easiest, least
Proceedings - 7-19-16

offensive way to put the house on this property.

MR. SALADINO: I'm looking at the plan here and there's 15 feet between the property line on the west side and 5 feet from the east side boundary. If you move the house 5 feet, if you move the house 5 feet to the west, the minimum, the side yard would be, it only has to be 16.8 because of the lot width but not less than ten feet on each side, you would have that so that -- so that --

MR. NICHOLSON: It's 10 and 15, the house is 21 feet, 10 inches, so 21 plus 15 plus 10 is more than 42, and the lot --

MR. SALADINO: I'm looking at your drawing, and it says 15 feet from the side of the house to the property line, 15.2 inches and 5 feet no inches on the other side.

MR. NICHOLSON: Okay, you're right.
CHAIRWOMAN GORDON: I think we should go ahead and vote on the motion. I move that we accept an application for an area variance publically notice and schedule a public hearing for Bryan Nicholson for his lot east of 217 Monsell Place.

MS. NEFF: Second.

CHAIRWOMAN GORDON: Mr. Corwin?

MR. CORWIN: Yes.

CHAIRWOMAN GORDON: Mr. Saladino?

MR. SALADINO: Yes.

CHAIRWOMAN GORDON: Ms. Neff?

MS. NEFF: Yes.

CHAIRWOMAN GORDON: And I vote yes.

So moving along with our schedule of trying to find a time --

MR. NICHOLSON: Can I make another comment?

CHAIRWOMAN GORDON: This is complete.

Go ahead, make another comment.

MR. NICHOLSON: I'll have to look.
at the Village Code again, but it says it has to be combined 25 feet.

MR. SALADINO: Well, it's my understanding with the Village Code on an undersized lot, you do four-tenths and that's the combined, so this would be 16.8 feet, but the Building Inspector is here, you can ask her, but I'm reasonably certain I'm correct.

MR. NICHOLSON: Okay.

CHAIRWOMAN GORDON: Moving along with the schedule, the site visit would be at 5 o'clock an August 16th at the lot east of 227 Monsell Place.

MS. NEFF: John, do you want to read it for her?

MR. SALADINO: Sure.

Item number 5, motion to accept an application for an area variance, publically notice and schedule a public hearing for Svoboda and Bull, 24 Beach Road, Suffolk County Tax Map number 1001-3-2-06. The property is located in the R-1 District.
Proceedings - 7-19-16

The applicant seeks area variances to obtain a building permit to construct an addition to the existing nonconforming building. Section 150-21A, nothing in this article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations pertaining to such building.

Section 150-13, paragraph D, article 3 of the Village Code, existing setback. No proposed one or two-family dwelling need have a setback greater than the average setback of the two existing dwellings with the greatest setbacks within 200 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district.
The proposed reconstruction of the existing house with new 241 square feet of new additions requires an area variance of 2 feet on the south bulkhead property line, also recognized as the front yard. The proposed front yard setback is 19.5 feet where the required front yard setback has been reduced from 30 to 21.5 feet.

Section 150-12A of the Village of Greenport Code requires a 12-foot side yard setback in the R-1 District.

The proposed reconstruction of the existing house with new 241-square-foot of new additions requires an area variance of 4.7 feet on the west property line, recognized as the side yard.

Section 150-12A of the Village of Greenport Code requires a 30-foot combined side yard setback in the R-1 District.

The proposed combined side yard setback for the reconstruction and new
additions of the existing nonconforming house is 12.7 feet requiring a 17.3-foot side yard area variance.

CHAIRWOMAN GORDON: Any questions about this proposal? It seem to be pretty clear.

MR. SALADINO: Can we hear from the applicant?

CHAIRWOMAN GORDON: Do we have a representative of the applicant?

MR. BULL: Yes. Steven Bull, 24 Beach Road.

CHAIRWOMAN GORDON: Would you like to -- you've actually said a good deal in your text in the document that we have. Do you have anything to add to that?

MR. BULL: I think the document speaks for itself. Thank you, but I can answer a question if you have one.

CHAIRWOMAN GORDON: Anybody have questions?

MR. SALADINO: I don't have a question, but I have a request that,
again I can't speak for my colleagues, I'm assuming we are going to accept this application. The next time you come for the public hearing, if you could perhaps for this Board give us an estimate of the cost of the repair, renovation, alterations.

MR. BULL: I'll try to get you an estimate on that cost of repair and renovations. That would, I presume, include the raising of the house?

MR. SALADINO: Everything except the value of the land.

MR. BULL: I'll see I can put something together for you on that.

CHAIRWOMAN GORDON: Are we ready then to vote on this?

(No response.)

MS. GORDON: Motion to accept an application for an area variance, publically notice and schedule a public hearing for Svoboda and Bull, 24 Beach Road.

MS. NEFF: Second.
CHAIRWOMAN GORDON: Mr. Corwin?

MR. CORWIN: Yes.

CHAIRWOMAN GORDON: Mr. Saladino?

MR. SALADINO: Yes.

CHAIRWOMAN GORDON: Ms. Neff?

MS. NEFF: Yes.

CHAIRWOMAN GORDON: I vote yes.

So we are up to 5:15 for a site visit on August 16th. We are moving along nicely through these items.

Two more.

Motion to accept an application for an area variance, publically notice and schedule a public hearing for Walter and Diane Foote, 126 Center Street, Suffolk County Tax Map 1001-4-2-25.

The property is located in the R-2 District and is not located in the Historic District. The applicants seeks area variances to obtain a building permit to construct an addition to the existing nonconforming dwelling.
Section 150-13B2 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.

Center Street: The proposed front yard setback for the new construction on is 1.7 feet requiring a 14.3-foot front yard area variance for the addition of a front porch. The setback calculations are based on Section 150-13D, which reduces the required 30-foot front yard setback to 16 feet based on the average setback of the two existing dwellings with the greatest setbacks within 200 feet on each side of said proposed dwelling, on the same side of the street and within the same block and same district.

Section 150-12A of the Village of Greenport Code requires 30 percent lot coverage in the R-2 District.
The proposed lot coverage is 34.28 percent requiring a lot coverage variance of 4.28 percent. The site is 3,954 square feet. The existing building coverage is 32.67 percent with the proposed porch being an increase of 1.6 percent.

This is already a nonconforming building, a very old building, I think, so what is being requested here is simply the addition of a porch which would return it to its original appearance or pretty close.

Do we have a representative here?

MS. WINGATE: No.

CHAIRWOMAN GORDON: Are there questions about this?

(No response.)

MS. GORDON: Mr. Foote has made the point quite strongly that he is returning a historical feature of the building, and shows how it was and there's a picture showing how it was originally.
MS. NEFF: Or how it was when this picture was taken.

CHAIRWOMAN GORDON: Right.

MS. NEFF: It was probably in the early '60s or something like that, maybe mid to late '60s.

MR. SALADINO: David, did you play on this porch?

CHAIRWOMAN GORDON: We have a site plan that shows this as a rather modest increase, extension.

Are we ready to vote on this?

MR. SALADINO: Sure.

CHAIRWOMAN GORDON: All right.

I will make a motion to accept an application for an area variance, publicly notice and schedule a public hearing for Walter and Diane Foote, 126 Center Street. The property is located in the R2 District and is not located in the Historic District.

Do I have a second?

MS. NEFF: Second.

CHAIRWOMAN GORDON: Mr. Corwin,
Proceedings - 7-19-16

how do you vote?

MR. CORWIN: Yes.
CHAIRWOMAN GORDON: Mr. Saladino?
MR. SALADINO: Yes.
CHAIRWOMAN GORDON: Ms. Neff?
MS. NEFF: Yes.
CHAIRWOMAN GORDON: And I vote yes.

That brings us up to 5:30 for site visit on August 16th.

MR. SALADINO: I would just ask that all the -- including the last one, that all the additions of the properties be staked so when we go for the site visit, we know exactly.

MS. NEFF: I think probably --
MS. WINGATE: That is all part of the --

CHAIRWOMAN GORDON: That's usually done.

I have a question about the statement, a very firm statement that it wasn't in the Historic District.
The Historic District does not include
anything on Second Street.

MS. WINGATE: The house is about
two houses away from the Historic
District border.

CHAIRWOMAN GORDON: Okay.

So if you go further north on
Second Street, that's within the
Historic District?

MS. WINGATE: Yes.

CHAIRWOMAN GORDON: Okay.

MS. NEFF: I'll read the next one, if you want.

CHAIRWOMAN GORDON: Yes, please.

MS. NEFF: Item number 7, motion
to accept an application for an area
variance, publically notice and
schedule a public hearing for Elmer
Tuthill, 129 Bay Avenue, Suffolk County
Tax Map number 1001-5-3-1.4.

The property is located in the R-2
District and is located in the Historic
District. The applicant seeks area
variances for a building permit to
construct an in-ground swimming pool.
Section 150-7C, Subsection 3A, permitted accessory uses requires the edge of the pool shall be kept a distance of not less than 20 feet from all property lines, in the R-2 District.

The proposed swimming pool setback is 10 feet on the east property line, requiring an area variance of 10 feet.

Section 150-7C Subsection 3B, if located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.

The plans submitted have not illustrated any screening from the view of the abutting properties.

Section 150-2, Definitions:
Swimming pool, any manmade body of water, including any swimming pool, tank, depression or excavation in any material --

CHAIRWOMAN GORDON: You skipped.

MS. NEFF: I skipped something, I did?
I'm reading from the agenda.

MS. WINGATE: The Notice of Disapproval and the application differ in that they address some of the issues before they started zoning application, for example, the fence.

CHAIRWOMAN GORDON: Right, so the problem has been addressed.

MS. WINGATE: Not having a fence, but they went ahead and put the fence on the plan.

CHAIRWOMAN GORDON: Okay.

MS. NEFF: Am I still reading page 3 at the top?


MS. NEFF: Okay.

Any manmade body of water, including any swimming pool, tank, depression or excavation in any material, dike or berm constructed, erected, excavated or maintained which will cause the retention of water to a greater depth than 18 inches and having a plane surface area of water greater
than 100 square feet, except as shall hereinafter be excluded. The manmade body of water shall be construed to mean a body of water to be used for swimming or bathing by any family or persons residing on the premises and their guests. Such body of water shall not be operated for gain and shall be located on a rear lot only as an accessory use to the dwellings thereon.

The proposed swimming pool is proposed to be in the front and side yards, requiring a variance.

MR. SALADINO: I have a question for Eileen.

Did you say you have a revised application from them that includes the fence?

MS. WINGATE: A fence.

MR. SALADINO: And the screen?

MS. WINGATE: Yes. You should have that.

MR. SALADINO: Is there another Notice of Disapproval written?
MS. WINGATE: No, I don't have to
redo the Notice of Disapproval.

MS. NEFF: So this is it?

CHAIRWOMAN GORDON: Is this
actually a new survey, I mean, I see
the -- the survey I have has a fence
around the proposed pool.

MS. WINGATE: You didn't see the
survey without the fence because they
remedied it while they put in their
Zoning Board application. I turned
down the application because it didn't
have a fence, and they remedied that.

CHAIRWOMAN GORDON: I spoke with
the Village Attorney after to ask
whether this required a coordinated
review, he said it was a Type 2 action,
and it did not.

Is there a representative here for
this application?

(No response.)

MS. GORDON: Are we ready to
decide about accepting this
application?
Proceedings - 7-19-16
(No response.)

MS. NEFF: I have one question about the survey that I'm looking at.

The proposed pool, is it -- how are we defining the front yard? In other words, to me when I look at it, it looks like it's a side yard.

MS. WINGATE: It's in front of the house.

MS. NEFF: Partially.

MS. WINGATE: Partially.

MS. NEFF: But it's all to the side of the house.

MS. WINGATE: Swimming pools are supposed to be in the rear, so whether it's in the front or whether it's in the side, it's still not in the rear.

MS. NEFF: Definitely not in the rear. Okay, thank you.

CHAIRWOMAN GORDON: Maybe somebody else would like to make the motion.

MR. SALADINO: I make a motion to accept the application of Elmer Tuthill for an in-ground swimming pool, 129 Bay...
Avenue.

So moved.

MS. NEFF: Second.

CHAIRWOMAN GORDON: Mr. Corwin,

how do you vote?

MR. CORWIN: Yes.

CHAIRWOMAN GORDON: Mr. Saladino?

MR. SALADINO: Yes.

CHAIRWOMAN GORDON: Ms. Neff?

MS. NEFF: Yes.

CHAIRWOMAN GORDON: And I vote yes.

We have the complete record here,

5:45 site visit on August 16th to 129 Bay Avenue for Mr. Tuthill.

I think that takes us to the housekeeping details.

Given that we are not dealing with SAKD, do I have a motion to accept the minutes of the June meeting, June 14, 2016?

MS. NEFF: I move that we accept the minutes of the June 14th ZBA meeting.
MR. SALADINO: Second.

CHAIRWOMAN GORDON: Any opposed?

(No response.)

MS. GORDON: Any abstentions?

(No response.)

MS. GORDON: The ZBA minutes for May 17, 2016. I didn't see them on the website. Have other people looked at the May meeting?

MR. SALADINO: I did.

CHAIRWOMAN GORDON: Are you prepared to accept them?

MR. SALADINO: I am.

CHAIRWOMAN GORDON: Mr. Corwin?

MR. CORWIN: I am going to recuse myself on item number 10.

CHAIRWOMAN GORDON: Okay.

MR. CORWIN: I'm sorry. I made a mistake, I am abstaining from voting, I'm not going to recuse myself.

CHAIRWOMAN GORDON: We have scheduled the times for visit times for items 2 through 7.

MS. WINGATE: There wasn't a
Proceedings - 7-19-16

second.

MS. NEFF: I'll second to accept the May 17th meeting minutes.

CHAIRWOMAN GORDON: We have scheduled site visit times for the applications we accepted.

And we need a motion to schedule the next ZBA meeting for Tuesday, August 16th at 6:00 p.m. here in the Third Street Fire Station Conference Room.

MS. NEFF: Second.

CHAIRWOMAN GORDON: All in favor?

MR. CORWIN: Aye.

MR. SALADINO: Aye.

MS. NEFF: Aye.

CHAIRWOMAN GORDON: Motion to adjourn.

MR. SALADINO: Second.

MR. CORWIN: Before you adjourn, I think that you need to make a lineup of when the public hearing will appear.

CHAIRWOMAN GORDON: Yes.

MR. CORWIN: And I would suggest
Mr. Foote first, Mr. Tuthill second. I would suggest Mr. Foote first, he seems like.

CHAIRWOMAN GORDON: I agree.

MR. CORWIN: Mr. Tuthill second, and then probably Mr. Bull and Mr. Nicholson, and then the two Olinkiewicz public hearings.

CHAIRWOMAN GORDON: Yes.

MR. CORWIN: It would be nice if we could put times for them.

MR. SALADINO: You know you have two continued public hearings, one for SAKD and one for Liakes.

MS. NEFF: I would put Mr. Liakes first.

MR. SALADINO: I would suggest that perhaps we hold off. The chairman will be back for the August meeting, so perhaps we should let the chairman.

CHAIRWOMAN GORDON: All right, but I think we should make a motion to accept this order because I agree that there are some that are easier than
others, so the order would be, not saying which comes first, the hearings or the --

MS. NEFF: Well, the hearings normally come first.

CHAIRWOMAN GORDON: But dealing with the continuing hearings --

With respect to the applications we accepted tonight, I move that the order be Foote, Tuthill, Svoboda, Nicholson, Olinkiewicz.

Do I have a second?

MS. NEFF: Second.

MR. PALLAS: If I may, I think the wording should be that you're scheduling the hearing and put it in that order, I don't believe you actually voted to schedule the hearing yet, it's a matter of process, you need to do that and I in addition put it this order.

CHAIRWOMAN GORDON: I think in all the motions, we used the words notice and hearing.
MR. PALLAS: If you did, I apologize.

CHAIRWOMAN GORDON: But it's easy to revise this and make a motion to schedule -- does somebody else want the word this motion?

MS. NEFF: I would just make the point that I think the adjourned public hearings, the one for 610 Main Street, Liakeas, that should be first, and if other people agree, we could put SAKD after the order that we all seemed to like, Foote, Tuthill, Bull, Nicholson, Olinkiewicz.

CHAIRWOMAN GORDON: The alternative would be to refer this discussion to Doug Moore and let him decide since he is going to run this meeting.

MR. SALADINO: I think Mr. Liakeas is going to generate a small bit of controversy, with all due respect to Mr. Olinkiewicz, I'm sure there is going to be conversation about those
two applications, you know, how you
manage one is a continuation, one a new
public hearing, SAKD I voiced my
opinion about that, I don't think it's
going to be a long dragged out process.
The other applications, I don't see a
lot of public comment with that, so to
put the noncontroversial applications
first, get them out of the way would
seem -- again, I would be willing to
defer it to --

CHAIRWOMAN GORDON: My inclination
is to defer it to the chairman on this.

MS. NEFF: I'm willing to do that.

CHAIRWOMAN GORDON: We don't need
to have a motion. Presumably just it
will be understood that we will
communicate, that the Building
Department will communicate with
Chairman Moore about the order of the
hearings for August.

MR. SALADINO: The only
complication is public notice, public
notice, you know, we're going to have

Flynn Stenography & Transcription Service
(631) 727-1107
to provide the public with a certain amount of information. At some point, somebody is going to have to decide.

CHAIRWOMAN GORDON: But we don't have to provide the public with the notice of the order of the hearings.

MS. WINGATE: Do not.

MS. NEFF: On the other hand, it certainly is helpful to the public. To come to the meeting, you can go out to dinner, if you knew you were last.

AUDIENCE MEMBER: As long as we have 24 hours' notice on the agenda.

MR. SALADINO: It will be noticed in the newspaper.

The members don't control the agenda.

CHAIRWOMAN GORDON: I think we have an idea of what to say to the chairman for the next time.

May I now make a motion to adjourn?

MR. SALADINO: Second.

CHAIRWOMAN GORDON: Everybody say
Aye.

MR. CORWIN: Aye.

MR. SALADINO: Aye.

MS. NEFF: Aye.

CHAIRWOMAN GORDON: Thank you very much.

(Time Noted: 7:22 p.m.)
CERTIFICATE

I, STEPHANIE O'KEEFFE, a shorthand reporter and Notary Public within and for the State of New York, do hereby certify:

That the within proceedings is a true and accurate record of the stenographic notes taken by me.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

____________________________
STEPHANIE O'KEEFFE

STEPHANIE O'KEEFFE
weren't 38/8 west 22/4 42/6 42/9 46/17
28/18 29/10 29/12 29/16 30/16 31/6 31/20 22/22
32/24 36/6 40/15 40/17 41/13 41/16 41/18 41/20
when 7/8 11/19 25/35 35/19 52/2 53/15 59/7
62/23
where 17/7 7/6 8/3 13/19 13/24 14/4 14/8
14/14 21/2 21/8 21/19 21/24 22/5 22/12 22/19
39/17 40/6 46/8
whether 11/1 11/4 11/21 12/9 20/2 26/18 31/9
31/11 34/21 58/17 59/16 59/17
which 7/5 13/18 20/25 21/18 26/13 33/20
36/3 50/15 51/12 56/22 64/3
while 1 58/11
who 3 2/6 2/8 4/16
whole 1 36/25
why 1 35/18
wide 4 7/8 7/10 37/11 41/21
width 11 7/12 13/23 13/25 14/3 14/5 21/7
21/9 33/21 34/5 35/14 42/12
will 28 3/23 4/2 4/23 8/12 9/24 10/10 13/4
13/4 13/14 20/3 20/4 20/22 22/7 22/15 22/23
29/20 29/23 32/18 32/23 36/10 52/16 56/23
62/23 63/20 66/18 66/18 66/20 67/15
willing 2 66/1 66/15
WINGATE 1 1/18
wish 1 31/5
within 10 14/19 23/2 45/22 24/24 50/19
50/21 54/8 55/12 69/4 69/6
without 2 35/4 58/10
wondering 1 11/13
word 2 16/2 65/7
wording 1 64/16
words 5 15/11 30/20 40/12 59/7 64/24
work 4 1/8 25/7 25/25 28/12
working 2 9/23 25/16
would 46 4/5 4/22 9/2 10/5 11/10 11/11
11/24 12/3 12/12 12/13 19/2 19/21 20/7 26/8
31/18 35/18 37/2 38/2 38/10 38/15 38/16
38/18 38/22 38/25 39/8 39/23 41/21 42/10
42/13 44/7 44/13 47/14 48/11 51/13 53/12
59/22 62/25 63/3 63/11 63/16 63/18 64/2 65/8
65/17 66/10 66/11
wouldn't 3 25/22 31/22 35/9
written 1 57/25
Y
yard 30 14/7 14/9 14/13 14/15 22/7 22/8
22/14 22/16 34/5 34/9 34/13 40/5 40/15 42/10
46/7 46/8 46/9 46/13 46/19 46/22 46/24 47/4
50/5 50/6 50/7 50/10 50/12 50/16 59/6 59/8
yards 5 34/3 34/8 50/4 50/8 57/14
yes 37 4/15 12/6 15/3 18/4 18/13 18/17
18/18 18/21 23/11 24/20 24/22 24/24 25/2
38/4 40/2 43/11 43/13 43/15 43/17 47/12 49/3
49/5 49/7 49/8 53/3 53/5 53/7 53/9 54/10
54/14 57/22 60/7 60/9 60/11 60/13 62/24
63/10
yet 1 64/20
yields 1 30/18
YORK 5 1/2 1/8 2/5 9/6 69/5
you 102
you'll 1 2/12
you're 8 9/21 30/25 35/11 36/20 37/15 40/24
42/24 64/16
you've 1 47/15
your 13 4/18 11/23 23/17 35/2 35/16 36/10
38/16 38/20 39/14 39/22 40/22 42/19 47/16
Z
ZBA 6 3/8 8/13 17/23 60/24 61/7 62/9
zoning 6 1/4 2/4 5/22 38/9 56/6 58/12