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**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
PUBLIC HEARINGS AND REGULAR MEETING  
September 18, 2013 - 5:00 PM**

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**PUBLIC HEARINGS:**

**Hearing #1:** Continuation of a Public Hearing for an application for area variances. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for the property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into two new substandard lots and construct a new two-family residence on one of the new lots requiring area variances as follows:

**Lot 1:**

- The proposed subdivision creates lot 1 which has an area of 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a minimum lot size variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a lot width variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', where Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback, requiring a minimum combined side yard setback variance of 3'.

**Lot 2:**

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a min. lot width of 60 ft., requiring a lot width variance of 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a minimum combined side yard variance of 7.10 feet.

**Hearing #2:** Public Hearing for an application for an area variance for Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C).

The applicant seeks a building permit to construct detached and illuminated hospital signs.

- Section 150-15 G.(2), of the Village Code prohibits directly lighted signs. The proposed New Signs are to be Directly Illuminated, requiring a variance of Section 150-15 (G)(2) .
- Section 150 -15 I. (1) Limits the size of detached ground signs. Detached ground signs shall not exceed a **total area of 24 square ft.**
  1. Proposed Signs G2-01 and G2-02 are 24.36 square ft. each. The combined total area of the two signs is 48.72 square ft., the pair of these signs each represent one leg of an 'L' shaped sign, and therefore have been calculated as a single sign, therefore requiring a sign area variance of 24.72 square feet.
  2. Proposed sign G1-01 is 36.54 square ft.

Collectively, these signs represent 85.26 square ft. requiring a signage variance of 61.26 square ft.

**Hearing #3:** Regarding the continuation of a Public Hearing for an application for a use variance for Margaret and Anthony McDonald 629 Main Street, SCTM # 1001-2-6-50, located in the R-2 District: This application was withdrawn by the applicant on September 13, 2013.

## **REGULAR MEETING AGENDA:**

**Item #1:** Discussion and possible action on an application for area variances. The applicant, James Olinkiewicz, is seeking Planning Board approval of a subdivision which requires ZBA variances for the property located at 221 Fifth Avenue, Greenport, NY, SCTM # 1001-4-4-29.

The applicant seeks to subdivide the property into two new substandard lots and construct a new 2 family residence on one of the new lots requiring area variances as follows:

### **Lot 1:**

- The proposed subdivision creates lot 1 which has an area of 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a minimum variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a minimum lot width of 60 ft., requiring a lot width variance of 12.18 ft.
- The combined side yard setback for the proposed new construction is 22', where Section 150-12 A. of the Village of Greenport Code requires a 25' combined side yard setback requiring a minimum combined side yard setback variance of 3'.

### **Lot 2:**

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a minimum lot width of 60 ft., requiring a lot width variance of 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combined yard setback of 25', requiring a minimum combined side yard variance of 7.10 feet.

**Item #2:** Discussion and possible action on for Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C). The applicant seeks a building permit to construct detached and illuminated hospital signs.

- Section 150-15 G.(2), of the Village Code prohibits directly lighted signs. The proposed New Signs are to be Directly Illuminated, requiring a variance of Section 150-15 (G)(2).
- Section 150 -15 I. (1) Limits the size of detached ground signs. Detached ground signs shall not exceed a **total area of 24 square ft.**
  1. Proposed Signs G2-01 and G2-02 are 24.36 square ft. each. The combined total area of the two signs is 48.72 square ft., the pair of these signs each represent one leg of an 'L' shaped sign, and therefore have been calculated as a single sign, therefore requiring a sign area variance of 24.72 square feet.
  2. Proposed sign G1-01 is 36.54 square ft.

Collectively, these signs represent 85.26 square ft. requiring a sign area variance of 61.26 square ft.

### **Items #3:**

- Motion to close the public hearing for a use variance for Margaret and Anthony McDonald of 629 Main Street, SCTM # 1001-2-6-50, located in the R-2 District.
- Motion to withdraw the application for a use variance as submitted by Margaret and Anthony McDonald of 629 Main Street, SCTM # 1001-2-6-50, located in the R-2 District.

**Item #4:** Motion to accept the ZBA minutes for July 17, 2013.

**Item #5:** Motion to approve the ZBA minutes for June 19, 2013.

**Item #6:** Motion to schedule the next regular ZBA meeting for October 16, 2013.

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