



**VILLAGE OF GREENPORT - ZONING BOARD OF APPEALS
REGULAR MEETING**

November 28, 2012 - 5:00 PM

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REGULAR MEETING AGENDA:

Item # 1: Motion to approve the Findings, Determination and Decision document approving an area variance for Realty 3-515 LLC, 29 Cheshire Lane, Ringwood, NJ, for a property located at 515 Wiggins, SCTM #1001-6-3-12. The applicant seeks a building permit to construct a new section of front deck connecting the two existing sections. This additional section of deck creates a new noncompliance in the building footprint. Section 150-21. A. does not permit new construction to increase the degree or create any new noncompliance with regards to the regulations pertaining to such building.

Item #2: Motion to approve the Findings, Determination and Decision document approving an area variance for Ed Healy, 34-36 Front Street, SCTM #1001-4-10-30. The applicant seeks a building permit to replace the 'RHUMBLINE' sign below the cornice on 34-36 Front Street. Replacement of the old sign sets the top of the sign 20 feet above ground level.

Item #3: Motion to accept an application, schedule a site visit and schedule a public hearing for Michael Gleason, 549 Third Street, SCTM #1001-2-4-14. The applicant seeks a building permit to construct a new rear deck with stairs. The existing house is located in the R-1 District, and is nonconforming.

The proposed deck setback is 7' 4" on the south property line, requiring a side yard area variance of 4'8" '0". WHERE SECTION 150-12A, of the Village of Greenport Code requires a 12' set back.

The proposed combined side yard setback is 17.4" requiring a side yard area variance of 12'8". WHERE SECTION 150-12A, of the Village of Greenport Code requires a 30' set back.

Item #4: Motion to accept the ZBA minutes for September 19, 2012.

Item #5: Motion to approve the ZBA minutes for August 15, 2012.

Item #6: Motion to schedule the next regular ZBA meeting for December 19, 2012.

Item #7: Motion to Adjourn.

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