

**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS**  
**PUBLIC HEARING AND REGULAR MEETING**  
**April 22, 2015 - 5:00 PM**

\* \* \* \*

**PUBLIC HEARING:**

**Public Hearing 1:** The application proposes a combination of manufacturing/processing space and retail space in a space on a property located in the Commercial Retail District. Section 150-9 of the Greenport Village Code provides that manufacturing and processing are permitted in a space in the Retail Commercial District where the goods so produced or processed are to be sold at retail exclusively on the premises and provided that the space that is used for manufacturing and processing is fully concealed from any street and is equal in area to no more than twenty percent (20%) of the square footage devoted to retail sales.

The application proposes retail space equaling 619 square feet in area, limiting the size of the manufacturing and processing space to 124 square feet, or twenty percent of the area of the retail space.

The applicant requests the following variance:

The application proposes manufacturing and processing area of 643 square feet, which is 104 percent of the area of the retail space. The proposed manufacturing/ processing space equals 104 percent of the specified retail space requiring an 84 percent (519 sq. ft.) variance.

**Public Hearing 2:** Public hearing for a request from the Building Inspector for an interpretation of the Village of Greenport Code. The Building Department is requesting 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.

**REGULAR MEETING AGENDA:**

**Item #1:** Discussion and possible action on an area variance, publicly notice and schedule a public hearing for Phil Karlin, North Fork Smoked Fish, 414 First Street; SCTM 1001-5-1-14. The applicant proposes a combination of manufacturing/processing space and retail space in a space on a property located in the Retail Commercial (CR) District.

Section 150-9 of the Greenport Village Code provides that manufacturing and processing are permitted in a space in the Retail Commercial District where the goods so produced or processed are to be sold at retail exclusively on the premises and provided that the space that is used for manufacturing and processing is fully concealed from any street and is equal in area to no more than twenty percent (20%) of the square footage devoted to retail sales.

The application proposes retail space equaling 619 square feet in area, limiting the size of the manufacturing and processing space to 124 square feet, or twenty percent of the area of the retail space.

The applicant requests the following variance:

The application proposes manufacturing and processing area of 643 square feet, which is 104 percent of the area of the retail space. The proposed manufacturing/ processing space equals 104 percent of the specified retail space requiring an 84 percent (519 sq. ft.) variance.

**Item #2:** Discussion and possible action on request from the Building Inspector for an interpretation of the Village of Greenport Code, publicly notice and schedule a public hearing. The Building Department is requesting 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.

**Item #3:** Discussion and possible decision on the content of a ZBA response to a request from the Village of Greenport Board of Trustees for comments from the ZBA, the Planning Board and the HPC regarding Section 150-15 D of the Village of Greenport Code regarding regulation of signs.

**Item #4:** Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Chuck Kitz, 228 Sixth Street; SCTM 1001-7.-2-1. The applicant proposes to construct a new front porch addition, at the premises located at 228 Sixth Street, Greenport, NY. The property is located in the R-2 district.

The proposed addition is 10.4 ft. from the west property line requiring a 19.6 ft. front yard area variance, where section 150-12a. of the Village of Greenport code requires a 30' front yard setback. The proposed addition is 16.8 ft. from the north property line requiring a 13.2 ft. front yard area variance, where section 150-12a. of the Village of Greenport code requires a 30' front yard setback.

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 #5:** Motion to accept the ZBA minutes March 18, 2015.

**Item #6:** Motion to approve the ZBA minutes for January 21, 2015.

**Item #7:** Motion to schedule the next regular ZBA meeting for May 20, 2015.

**Item # 8:** SCOVA Municipal Training is scheduled for May 12, 2015. As required by State law all statutory board members must complete a minimum of 4 hours of training. Please advise the Village clerk if you are planning to attend this session.

**Item #9:** Motion to adjourn.