



**236 THIRD STREET
GREENPORT, NY 11944**

**Tel (631) 477-0248
Fax: (631) 477-1877**

MAYOR

GEORGE W. HUBBARD, JR.
EXT. 215

TRUSTEES

JACK MARTILOTTA
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE
ADMINISTRATOR**

PAUL J. PALLAS, P.E.
EXT. 219

CLERK

SYLVIA PIRILLO, RMC
EXT. 206

TREASURER

ROBERT BRANDT
EXT. 217

**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS REGULAR MEETING
February 15, 2022– 6:00 p.m.
Station One Firehouse - Third & South Streets, Greenport, N.Y.,
11944**

Item No. 1

Motion to accept and approve the minutes of the January 18, 2022 Zoning Board of Appeals meeting.

Item No. 2

Motion to accept and approve the minutes of the December 21, 2021 Zoning Board of Appeals meeting.

Item No. 3

Motion to schedule the next Zoning Board of Appeals meeting for March 15, 2022 at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 4– 440 First Street

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Eric Urban, for the property located at 440 First Street, Greenport, NY, 11944. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires a use variance.

SCTM # 1001-4.-7-1

Item No. 5– 145 Central Avenue

A public hearing regarding the area variances applied for by Tom Innamorato. The applicant proposes to raise the roof and ceiling height to create appropriate inside footage for a second floor. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This proposed renovation requires area variances as follows:

1. Side Yard Requirements: Minimum Combined Side-Yard requirement: 25 feet.
 - a. The plans show a combined side-yard setback of 11.2 feet. The minimum combined side-yard setback requirement is 25 feet. This would require an area variance of 13.8 feet.
2. Front Yard Requirements: Minimum Front Yard requirement: 30 feet.
 - a. The plan shows a front yard setback of 7.1 feet. The minimum front yard setback requirement is 30 feet. This would require an area variance of 22.9 feet.
3. Accessory Structure Requirements: Minimum setback for accessory structures: 5 feet.
 - a. The plans show an accessory structure with a setback of 0 feet on the south side. The minimum setback for accessory structures is 5 feet. This would require an area variance of 5 feet on the south side of the accessory structure.

SCTM # 1001-5.-2-2

Item No. 6

Any other Zoning Board of Appeals business that might properly come before this Board.

Item No. 7

Motion to adjourn.