



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING
November 20, 2013 - 5:00 PM**

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PUBLIC HEARINGS:

Hearing #1: Continuation of a 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.
- Section 150 -15 I. (1) Limits the size of detached and ground signs. Detached and 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 for 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.
 2. Proposed sign G1-01 is 36.54 square ft.

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

Hearing #2: Public Hearing for an interpretation-appeal requested by Margaret Richards, 415 Kaplan Avenue, Greenport, N.Y. regarding issuance of a building permit for the improvement of a non-conforming structure adjacent to her property. The subject property commonly known as "Kaplan's Market" is located at 407 Kaplan Avenue, SCTM #1001-4-1-10.2, and is in the R-2 District.

Sections of the Greenport Village Code referenced by the applicant are:

- Section 150-1 Purpose; Intent., F. The gradual elimination of nonconforming uses.
- Section 150-12.A. Bulk and parking regulations for uses permitted in R-1 and R-2.
- Section 150-21.A. Nonconforming buildings with conforming uses. (definition and modifications to structures)
- Section 150-21.B. (1)(2)(3) Reconstruction of a damaged building.
- Section 65-6.A. Certificate of occupancy.

[Note: This Section, Fire Prevention and Building Construction, is not under the purview or authority of the Zoning Board of Appeals.]

REGULAR MEETING AGENDA:

Item #1: Discussion and possible action regarding the application of Eastern Long Island Hospital, 201 Manor Place, SCTM # 1001-2-3-2. The property is located in the Waterfront Commercial District (W-C).

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UTILITIES DISTRICT

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[Item #1, continued]

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Item #3: Motion to accept the ZBA minutes for October 17, 2013.

Item #4: Motion to approve the ZBA minutes for September 18, 2013.

Item #5: Motion to schedule the next regular ZBA meeting for December 18, 2013.

Item #6: Motion to adjourn.