



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS**  
**PUBLIC HEARINGS & REGULAR MEETING**  
**August 20, 2014 - 5:00 PM**

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**PUBLIC HEARINGS:**

**Hearing #1:** Public Hearing for an appeal for area variances for Thomas Farmakis, 437 First Street, SCTM #1001-4-6-39, located in the R-2 District and within the Historic District. The applicant proposes to expand a mud room and porch addition, with an expansion of 58 sq. ft. and 78 sq. ft., respectively.

Section 150-12A. of the Village of Greenport Code requires a 10 foot side yard setback in the R-2 District.

The proposed side yard setback for the new construction is 3.5 feet, requiring a 6.5 foot side yard area variance for the new mud room extension.

Section 150-12A. of the Village of Greenport Code requires a 25 foot combined side yard setback in the R-2 District.

The proposed combined side yard setback is 23.8 feet, requiring a 1.2 foot combined side yard setback variance for the new extension.

**Hearing #2:** Public Hearing for an appeal for area variances for Jack and Jeffrey Rosa, 506 Main Street, SCTM #1001-4-3-33, located in the R-2 District and within the Historic District. The applicants propose to construct a new covered porch, a new side stair and a new rear deck.

Section 150-13 D. (3). of the Village of Greenport Code requires a calculated average of existing front yard setbacks for neighboring properties to determine the minimum front yard setback requirement.

The proposed front yard setback for the new covered porch is 4.08 feet, requiring a 7.42 foot front yard setback variance, based on an average minimum front yard setback requirement of 11.5 feet.

Section 150-12 A. of the Village of Greenport Code requires a 10 foot side yard setback in the R-2 District.

The proposed front porch construction also requires a side yard variance; the proposed porch sideyard setback is .2 feet requiring a 9.8' side yard setback variance.

Section 150-12 A. of the Village of Greenport Code requires a 25 foot combined side yard setback in the R-2 District.

The proposed landing with side step (on the south side of the building) is 5.8 feet wide, with a 6 foot combined yard setback requiring a 19 foot combined side yard setback variance.

Section 150-12 A. of the Village of Greenport Code requires a 10 foot side yard setback in the R-2 District.

The proposed rear deck is .7 feet from the north property line requiring a side yard setback of 9.3 feet on the North side.

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**Hearing #3:** Public Hearing for an appeal for area variance for Virginia Ludacer, 131 Sixth Street, SCTM #1001-7-1-15.1. The property is located in the R-2 district. The applicants seek a building permit for an 'as built' construction of a 15' x 30' in-ground swimming pool.

Section 150-7C. (3)(A). of the Village of Greenport Code requires not less than a 20' setback from all property lines.

The side yard setback for the swimming pool is 7.3 feet requiring a side yard area variance 12.7 feet.

### **REGULAR MEETING AGENDA:**

**Item #1:** Discussion and possible decision for area variances for Thomas Farmakis, 437 First Street, SCTM #1001-4-6-39, located in the R-2 District and within the Historic District. The applicant proposes to expand a mud room and porch addition, with an expansion of 58 sq. ft. and 78 sq. ft., respectively.

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The proposed front porch construction also requires a side yard variance; the proposed porch side yard setback is .2 feet requiring a 9.8' side yard setback variance.

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Section 150-7C. (3)(A). of the Village of Greenport Code requires not less than a 20' setback from all property lines.

The side yard setback for the swimming pool is 7.3 feet requiring a side yard area variance 12.7 feet.

**Item #4:** Motion to accept an appeal for an area/use variance, publicly notice and schedule a public hearing for Lekina Harris, PO Box 1548, Shelter Island, NY, for a property located at 612 Third Street (formally Perry Day care Center), Greenport, NY, SCTM #1001-2-5-7.1. The applicant proposes to use the property as a Child Care Center/Nursery School.

Section 150-7B (2) states Schools are permitted conditional uses provided:

(b) Any such school shall be a nonprofit organization within the meaning of the Internal Revenue Act and shall be registered effectively as such thereunder.

The proposed Child Care Center/Nursery School facility will be run by a for profit organization.

(c) Any such school shall occupy a lot with an area of not less than one acre plus one acre for each 100 pupils for which the building is designed.

The existing facility is located on a parcel which is .51 of an acre (23,256 square Ft.).

Additionally, Section 150-7B (2) (a) states the conditions of Section 150-7B (1)(a)&(b) must be met regarding a minimum setback of 50 feet from any street or property line and a limitation of 20% of lot coverage of principal and accessory buildings.

**Item #5:** Motion to accept the ZBA minutes for July 16, 2014.

**Item #6:** Motion to approve the ZBA minutes for June 18, 2014.

**Item #7:** Motion to schedule the next regular ZBA meeting for September 17, 2014.

**Item #8:** Motion to adjourn.