



**VILLAGE OF GREENPORT - ZONING BOARD OF APPEALS  
PUBLIC HEARING & REGULAR MEETING  
December 19, 2012 - 5:00 PM**

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**PUBLIC HEARING:**

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.

**REGULAR MEETING AGENDA:**

**Item # 1:** Discussion and possible decision 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 #2:** Motion to accept an application, schedule a site visit and schedule a public hearing for Susan Edwards, 7 Sandy Beach Road, for a building permit to construct a second floor dormer for use as a family room. The proposed dormer is approx. 84 sq. ft. The premises is located in the R-1 District, SCTM # 1001-3-3-31. The applicant is represented by Amy Martin, 205 Bay Ave, Greenport, NY 11944.

The application dated 11/30/12, was returned by the Building Inspector as disapproved on the following grounds:

Section 150-21.A. does not provide for new construction to increase the degree or create any new noncompliance with regards to the regulations pertaining to such building.

**Item #3:** Motion to accept the ZBA minutes for November 28, 2012.

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

**Item #5:** Motion to schedule the next regular ZBA meeting for January 16, 2012.

**Item #6:** Motion to Adjourn

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