



VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS & REGULAR MEETING
November 19, 2014 - 5:00 PM

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PUBLIC HEARINGS:

Hearing #1: Continuation of a Public Hearing for an appeal for an area variance for Debra Riva, 433 Sixth Street, Greenport, NY 11944, SCTM #1001-6-3-4. The property is located in the R-2 district. The applicant proposes to construct a new mud room addition and deck. The proposed addition is 36 square ft., and the proposed deck is 192 square ft.

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

The proposed combined side yards setback is 21.39 ft., requiring a 3.61 ft. combined side yard setback variance for the new extension and proposed deck.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. front yard setback in the R-2 District.

The proposed deck has a front yard set back of 27.23 ft., requiring a 2.77 ft. front yard variance.

Hearing #2: Public Hearing for an appeal for an area variance for Ralph and Sarah Edwards, 163 Fifth Street, Greenport, NY, SCTM # 1001-7-4-14. The applicants seek a building permit to construct an in-ground swimming pool.

SECTION 150-7-(3a) of the Village of Greenport Code requires that the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 10'0" on the north property line, requiring a setback variance of 10 ft.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 12'0" on the west property line, requiring a setback variance of 8 ft.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 14'0" on the south property line, requiring a setback variance of 6 ft.

Hearing #3: Public Hearing for a request by the Planning Board of the Village of Greenport to the Zoning Board of Appeals for an interpretation of Village Code Section 150-9 A(18). Accessory apartment dwelling units over retail stores businesses, professional and governmental offices existing as of July 1, 2002, and in accessory buildings thereof also existing as of July 1, 2002, subject to the following standards and requirements, as established for the uses in the Retail Commercial District.

236 THIRD STREET
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VILLAGE ADMINISTRATOR
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SYLVIA LAZZARI PIRILLO, RMC
Ext. 206

TREASURER
ROBERT BRANDT
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The Planning Board is considering an application for the proposed renovation of 211 Carpenter Street, located in the CR district. The existing structure is vacant. SCTM # 1001-6.-2-17.

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REGULAR MEETING AGENDA:

Item #1: Discussion and possible decision for an area variance for Debra Riva, 433 Sixth Street, Greenport, NY 11944, SCTM #1001-6-3-4. The property is located in the R-2 district. The applicant proposes to construct a new mud room addition and deck. The proposed addition is 36 square ft., and the proposed deck is 192 square ft.

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

The proposed combined side yards setback is 21.39 ft., requiring a 3.61 ft. combined side yard setback variance for the new extension and proposed deck.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. front yard setback in the R-2 District.

The proposed deck has a front yard set back of 27.23 ft., requiring a 2.77 ft. front yard variance.

Item #2: Discussion and possible decision for an area variance for Ralph and Sarah Edwards, 163 Fifth Street, Greenport, NY, SCTM # 1001-7-4-14. The applicants seek a building permit to construct an in-ground swimming pool.

SECTION 150-7-(3a) of the Village of Greenport Code requires that the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 10'0" on the north property line, requiring a setback variance of 10 ft.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 12'0" on the west property line, requiring a setback variance of 8 ft.

SECTION 150-7-(3a) of the Village of Greenport Code requires the edge of the pool shall be kept a distance of not less than 20 ft. from all property lines.

The proposed swimming pool setback is 14'0" on the south property line, requiring a setback variance of 6 ft.

Item #3: Discussion and possible decision for a request by the Planning Board of the Village of Greenport to the Zoning Board of Appeals for an interpretation of Village Code Section 150-9 A(18). Accessory apartment dwelling units over retail stores businesses, professional and governmental offices existing as of July 1, 2002, and in accessory buildings thereof also existing as of July 1, 2002, subject to the following standards and requirements, as established for the uses in the Retail Commercial District.

The Planning Board is considering an application for the proposed renovation of 211 Carpenter Street, located in the CR district. The existing structure is vacant. SCTM # 1001-6.-2-17.

Item #4: Motion to accept an appeal for an area variance, publicly notice and schedule a public hearing for Edward Werthner, PO Box 982, Southold, NY 11944. The applicant seeks a building permit to construct a house on a vacant lot located on



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the south side of Bridge Street, Greenport, NY, SCTM # 1001-2-2-8.4. The proposed house is 1,533.5 sq. ft. and the proposed rear deck is 150 sq. ft. The property is located in the R-1 district.

The proposed house is sited so that the front of the house is set back 20' from the north property line, requiring a 10 ft. front yard variance.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. front yard setback in the R-1 District.

The proposed house is sited so that the rear of the house is set back 27.96' from the south property line and the rear deck is setback 17.96' from the south property line, requiring a 12.04 ft. rear yard setback variance.

Section 150-12A. of the Village of Greenport Code requires a 30 ft. rear yard setback in the R-1 District.

Item #5: Motion to accept an appeal for a use variance and a request for an interpretation of the Village of Greenport Code, publicly notice and schedule a public hearing for Philip Karlin, North Fork Smoke Fish Co., 200 Wilson Road, Cutchogue, NY, 11935. The property is located at 414 First Street, Greenport, SCTM # 1001-4-7-5, and is located in the Retail Commercial District (CR). The applicant is represented by Mary Bess Phillips, Secretary Treasurer, K & M Properties, Inc., the landlord to the tenant, North Fork Smoke Fish Co.

1. The applicant requests an interpretation of Article IV, Section 150-9 CR Retail Commercial District A. Permitted uses: (9) Manufacturing, ... as it applies to the current use of the property - Processing/wholesale smoke fish business.
2. The applicant requests a use variance for operation of a production wholesale facility, not open to the public, for processing and distribution of smoked fish and smoked fish products. Section 150-9 A. Permitted Uses (1) - (18) do not permit such operation in the CR District.

Item #6: Motion to accept the ZBA minutes for October 15, 2014.

Item #7: Motion to approve the ZBA minutes for September 17, 2014.

Item #8: Motion to schedule the next regular ZBA meeting for December 17, 2014.

Item #9: Motion to adjourn.