



**VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS  
REGULAR MEETING**

**November 18, 2015 - 5:00 PM**

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**REGULAR MEETING AGENDA:**

**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

MARY BESS PHILLIPS  
DOUGLAS W. ROBERTS  
JULIA ROBINS

**VILLAGE ADMINISTRATOR**

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

**CLERK**

SYLVIA PIRILLO, RMC  
Ext. 206

**TREASURER**

ROBERT BRANDT  
Ext. 217

**Item #1:** Discussion and possible action on the appeal for a use variance for Lydia Wells, Warden of Holy Trinity Church, 718 Main Street, SCTM #1001-2.-3-5. The applicant proposes to construct a second residential unit in an existing one-family house in the R-1 District. Section 150-7 A.(1) does not permit any building to be used, in whole or part, for any use except one-family detached dwellings, not to exceed one dwelling on each lot. *There was a ZBA site inspection at 718 Main Street at 4:30 PM on August 19, 2015.*

**Item #2:** Motion to approve a Findings, Determination and Decision document approving an area variance for Marta Thomas, 211 Bridge Street, SCTM #1001-2-2-10.1. The applicant seeks a building permit for a new detached accessory building for a structure which has already been constructed. The property is located in the R-1 (Residential) District.

The accessory building is located two feet from the south property line requiring an area variance of three feet for the rear-yard setback. Section 150-13A (1.b) of the Village of Greenport Code requires a five-foot setback from the rear or side yard lot lines.

**Item #3:** ZBA acknowledgement of a letter of determination by the Village Attorney returning an appeal for area variance to the Building Inspector for issuance of a building permit for Jack and Jeffery Rosa, 506 Main Street; SCTM #1001-4.-3-33. The applicant proposed to construct a second-floor roof deck over a reconstructed pre-existing non-conforming mudroom/power room, at the premises located at 506 Main Street, Greenport, NY. The ZBA determined that no variance was necessary for the proposed construction.

The Historic Preservation Commission approved the plan and construction materials submitted for review at the 9/14/15 meeting.

**Item #4:** Motion to accept an application for an area variance, schedule a site visit and public hearing for Robert Moore, 139 Fifth Street; SCTM # 1001-7.-4-09. The property is located in the R2 District. The applicant seeks a building permit for a deck and fence which have already been constructed. The deck is 9.5 ft. from the south property line requiring a 20.5 ft. front yard area variance.

Section 150-13 B (2). of the Village of Greenport Code requires that on a corner lot, front yards are required on both street frontages. One yard other than the front yard shall be deemed to be a rear yard and the other or others to be side yards.

The 330 square foot deck increases the total building lot coverage to 35.20% requiring a lot coverage variance of 5.20% (336 sq. ft.). The existing lot coverage is 30.25%, which includes the existing house and garage.



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Section 150-12A of the Village of Greenport Code requires that one-family homes in the R-2 District have a maximum permitted lot coverage of 30%.

The existing 6'height fence is located within the required front yard setback along the south and west property lines.

Section 150-13 B (2). of the Village of Greenport Code requires that on a corner lot, front yards are required on both street frontages. One yard other than the front yard shall be deemed to be a rear yard and the other or others to be side yards.

**Item #5:** ZBA discussion and possible response to a request for comments from the Village Board of Trustees regarding a coordinated SEQRA review for a Wetlands Permit application submitted by John Costello as the agent for Greenport Shipyard, located at 201 Carpenter Street, Greenport, NY; SCTM # 10015.-3-10. The Zoning Board of Appeals is an interested agency.

**Item #6:** Motion to accept the ZBA minutes for October 21, 2015.

**Item #7:** Motion to approve the ZBA minutes for September 16, 2015.

**Item #8:** Motion to schedule the next regular ZBA meeting for December 16, 2015.

**Item #9:** Motion to adjourn.