



VILLAGE OF GREENPORT – ZONING BOARD OF APPEALS
PUBLIC HEARINGS AND REGULAR MEETING

May 14, 2013 - 5:00 PM

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PUBLIC HEARINGS:

Hearing #1: Public Hearing for Arden Scott, 301 Atlantic Avenue, SCTM # 1001-2-2-14. The applicant seeks a permit to construct an addition to an existing nonconforming building where:

Section 150-21.1A; A nonconforming building containing a nonconforming use shall not be enlarged, reconstructed, structurally altered or moved, unless such building is changed to a conforming use.

The proposed addition is 15.0' from the east property line requiring a 15' Front yard area variance, where Section 150-12A. of the Village of Greenport Code requires a 30' front yard setback.

Hearing #2: Public Hearing for David Glaser, Second Street, SCTM # 1001-4-2-35.2. The applicant wishes to construct a new one family dwelling.

The proposed combined side yard setback for the new construction is 22', requiring a 3' area variance, where section 150-12A. of the Village of Greenport Code requires a 25' combined side yard setback.

Hearing #3: Public Hearing for James and Carol Kalin, 323 Sixth Street, SCTM # 1001-6-5-2. The applicant wishes to construct an addition to an existing nonconforming dwelling.

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

The proposed rear addition is 6.0' from the north property line requiring a 4' side yard area variance, where Section 150—12A. of the Village of Greenport Code requires a 10' side yard setback.

The proposed combined side yard setback for the rear addition is 24', requiring a 1' area variance, where Section 150-12A. of the Village of Greenport Code requires a 25' combined side yard setback.

REGULAR MEETING AGENDA:

Item # 1: Discussion and possible action on an application for a variance for Arden Scott, 301 Atlantic Avenue, SCTM # 1001-2-2-14. The applicant seeks a permit to construct an addition to an existing nonconforming building where an insufficient front yard is proposed (2nd front yard on a corner lot).

Item #2: Discussion and possible action on an application for David Glaser, Second Street, SCTM # 1001-4-2-35.2. The applicant wishes to construct a new one family dwelling where the proposed combined side yard setbacks do not meet code.

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Item #3: Discussion and possible action on an application for James and Carol Kalin, 323 Sixth Street, SCTM # 1001-6-5-2. The applicant wishes to construct an addition to an existing nonconforming dwelling where a side yard and combined side yard setbacks are insufficient.

Item #4: Motion to accept the ZBA minutes for April 17, 2013.

Item #5: Motion to approve the ZBA minutes for February 20, 2013.

Item #6: Motion to accept an application for an area variance, schedule a site visit and schedule a Public Hearing for Nancy Louise Pope, 8 Beach Road, Greenport, NY, SCTM # 1001-3-3-32 to construct an addition to the existing nonconforming building.

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

The proposed kitchen addition is 6.5' from the West property line requiring a 5.5' side yard area variance. Section 150-12A. of the Village of Greenport Code requires a 12' side yard setback in the R-1 District.

The proposed combined side yard setback for the kitchen addition is 16.5', requiring a 13.5' area variance. Section 150-12A. of the Village of Greenport Code requires a 30' combined side yard setback in the R-1 District.

Item #7: Motion to schedule the next regular ZBA meeting for June 19, 2013.

Item #8: Motion to Adjourn.