

**NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article XI, Section 150-27A of the Greenport Village Code, the Zoning Board of Appeals will conduct a Public Hearing at the Station One Firehouse, located at Third and South Streets, Greenport, N.Y. 11944 on Tuesday, August 15th, 2023, commencing at 6:00 p.m. regarding the application of:

**Marc Rishe
on behalf of 11 North Street Sound LLC
11 North Street
Greenport, NY 11944
SCTM # 1001 -4 -3 -22.5**

Applicant proposes to renovate both floors of the existing house and expand the first floor by 250 square feet and the second floor by 200 square feet. Applicant also proposes to demolish the existing garage. This would require the following variances:

1. Front Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 7.2 feet.

This would require an area variance 22.8 feet.

2. One Side Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum One Side Yard Requirement: 10 feet.

The plans show the one side yard setback of 1.5 feet.

This would require an area variance 8.5 feet.

3. Rear Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Rear Yard Requirement: 30 feet.

The plans show the rear yard setback of 25.2 feet.

This would require an area variance 4.8 feet.

The application is on file with the Deputy Village Clerk, where it is available for review and inspection.

**BY ORDER OF THE VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
John Saladino, Chairperson**