

**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, December 19th, 2023,** **commencing at 6:00 p.m.** regarding the application of:

**Christopher Shores and Rachel O'Connor
218 South Street
Greenport, NY 11944
SCTM # 1001 -4 -6 -11**

PLEASE TAKE NOTICE that your application dated June 20, 2023, to install new porch enclosure at property located at 218 South Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

150-12 Schedule Regulations

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

The plans show an existing front yard of the setback of 1.8 feet.

This would require an area variance of 28.2 feet.

2. Side Yard Setback Requirements.

150-12 Schedule Regulations

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

The plans show an existing side yard of the setback of 3 feet.

This would require an area variance of 7 feet.

3. 150-13 Residence District Regulations

(b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show an existing accessory building setback of 3 feet.

This would require an area variance of 2 feet.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

The Board has not yet made any determinations under the State Environmental Quality Review Act.

Any Persons having disability which would inhibit attendance in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 236 Third Street, Greenport, New York, during regular business hours.

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