

**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 **February 20, 2024, commencing at 6:00 p.m.** regarding the application of:

**Patricia C. Moore, Esq.  
On behalf of Emmanuel N. Korakis  
as Trustee of the Korakis 2023 Family Trust  
160 Bay Avenue  
Greenport, NY 11944  
SCTM # 1001 -5 -2 -13**

Applicant proposes a renovation and reconstruction of both the exterior and interior of the home. This includes the removal of 1,102 sq. ft. from the current 2,591 sq. ft. 2-story home and adding an additional new 2,150 sq. ft. for a proposed 3,639 sq. ft. 2-story home. In addition, the applicant proposes that the current 35 sq. ft. front-covered porch be demolished, and a new 84 sq. ft front covered porch built. Applicant also proposes construction of an 18 sq. ft. side landing and a 333 sq. ft. rear covered deck. This requires 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 of the setback of 9.4 feet.

This would require an area variance of 20.6 feet.

**2. Side Yard Setback Requirements.**

150-12 Schedule Regulations

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

The plans show the west side yard of the setback of 5.3 feet.

This would require an area variance of 4.7 feet.

**3. 150-12 Residence District**

**(b)** Such building shall be set back 5 feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show accessory building setback of 2.8 feet from lot line.

This would require an area variance of 2.2 feet.

**4. 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 accessory building setback of 2.8 feet from the principal building.

This would require a area variance of 7.2 feet.

**5. 150-13 Residence District Regulations.**

**A. (1)** An accessory building may be in any required rear yard.  
The plans show an accessory building on the east side yard.  
This would require a area variance of 24 feet.

**6. 150-12 Schedule of regulations.**

R-2 District: Maximum permitted lot coverage: 30% / 2,634 square feet.  
The plans show a total lot coverage of 31% / 2,723 square feet.  
This would require an area variance of 1% / 89 square 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**