

NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-27A of the Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals at the Old School House, Front and First Streets, Greenport, N.Y., 11944 on Tuesday, April 16, 2019, commencing at 6:00 p.m. regarding the following application or matter:

Jack Martilotta
511 Fifth Street
Greenport, NY 11944
SCTM # 1001-6.-1-7

511 Fifth Street, Greenport, N.Y., 11944. The property is located in the R-2 (One and Two Family Residential) District. The property is not located in the Village of Greenport Historic District.

- Section 150-21 A. of the Code of the Village of Greenport states: Nothing in this article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations pertaining to such buildings.
 1. The bay window on the south side of the property and proposed addition of an extended wood porch on the east side of the building increases the nonconformity of the building, requiring a variance.
- Section 150-12 A. of the Code of the Village of Greenport requires a minimum side yard setback of 10-feet.
 2. The proposed the bay window on the south side of the property shows a side yard setback of 2-feet, 9-inches, requiring an area variance.
- Section 150-12 A. of the Code of the Village of Greenport requires a minimum combined side yard setback of 25-feet.
 3. The plans show a 2-feet, 11-inches set back on the north side of the property. The proposed the bay window on the south side of the property shows a side yard setback of 2-feet, 9-inches. This would require an area variance of 19-feet, 4-inches for the combined side yard setback.
- Section 150-12 A. of the Code of the Village of Greenport requires a minimum front yard setback of 30-feet.
 4. The proposed addition of an extended wood porch on the east side of the property shows a front yard setback of 11-feet, 11-inches, requiring an area variance of 18-feet, 1-inch for a front yard setback.

A copy of the request is on file with the Village Clerk where it is available for review and inspection.

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