

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:

Michael and Lauren Nagin
114 North Street
Greenport, NY 11944
SCTM # 1001-2.-6-28

114 North 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 proposed second story addition would increase the degree of nonconformity on the north side of the property, 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 2-story addition shows a side yard setback of 4-feet, 8-inches on the west side of the property, requiring an area variance of 5-feet, 4-inches.
- Section 150-12 A. of the Code of the Village of Greenport requires a minimum combined side yard setback of 25-feet.
 3. The proposed 2-story addition shows a combined side yard setback of 21-feet, 5-inches, requiring an area variance of 3-feet, 7-inches.

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