

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, March 19, 2019, commencing at 6:00 p.m. regarding the following application or matter:

Jim Getches
137 Sterling Avenue
Greenport, NY 11944
SCTM # 1001-3.-5-11

137 Sterling Avenue, 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 150-12 A. of the Code of the Village of Greenport allows for a maximum of 35% lot coverage for a two-family dwelling in the R-2 (One and Two-Family) District.
 1. The proposed additions would exceed the 35% maximum lot coverage. The lot area is 5,377 square feet, the maximum lot coverage at 35% would be 1,882 square feet. The lot coverage with the proposed additions is 1,981 square feet, requiring an area variance of 99 square feet.
- Section 150-13 E. (1) of the Code of the Village of Greenport states that the total dimensions of both side yards for a principal building shall be computed on the basis of four-tenths of the lot width; however, no side yard dimension shall be less than four-tenths of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.
 2. The proposed additions show an 18-foot setback on the east, and a 6-foot 6-inch setback on the west. The required combined side yard setback is 21-feet 2.4-inches, the proposed combined side yard setback is 20-feet 6-inches, requiring a variance of 8.4 inches.
 3. The proposed addition on the west side of the property shows a 2-foot 6-inch setback on the west side of the property, requiring an area variance of 7-feet 6-inches for a 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 plans show a front yard setback of 4 feet, requiring an area variance of 26 feet.

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

1T 03/07/2019