

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:

Requested by the applicant for 110 and 112 South Street to the Zoning Board of Appeals for an interpretation of Code of the Village of Greenport Sections:

1. 150-9 A. (18) Accessory apartment dwelling units over retail stores and businesses, professional and governmental offices existing as of July 1, 2002, and in accessory buildings thereof also existing as of July 1, 2002, subject to the following standards and requirements (c) Notwithstanding anything in Chapter 150 to the contrary, accessory apartment dwelling units as permitted by this subsection shall not be subject to site plan approval.
2. 150-12 C. The use, adaptation or change of use of any building within the CR and WC Districts in existence as of January 2, 1991, shall be entirely exempt from any off-street parking requirements as provided in this or in any other Article. This exemption shall apply thenceforth to improved parcels only and shall not apply to unimproved parcels, notwithstanding other provisions to the contrary.
3. 150-16 A. (1) Schedule of parking requirements. Accessory off-street parking spaces, open or enclosed, shall be provided for any use as specified, for land which is unimproved within the CR and WC Districts, and for all other land in all other districts, improved or unimproved. Land within the CR and WC Districts which is improved as of January 1, 1991, shall be entirely exempt from off-street parking requirements and from payments in lieu thereof. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking requirements for structures and uses which do not fall within the categories listed shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use.
4. 150-21 A "nonconforming building with conforming use" is any building which does contain a permitted use in the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such building shall have been legally existing prior to the effective date of this chapter or any amendment thereto.

As Follows:

1. Whether installation of a dividing wall along the property line and proposed addition to the existing building/structure built prior to 1991 is exempt from the parking regulations?
2. Whether the proposed addition to an existing building/structure built prior to 2002 allows additional accessory apartments on the 2nd floor?

This application is for the reconstruction of the building located on the properties 110 South Street and 112 South Street. The properties are located in the CR (Commercial Retail) district. The Properties are not located in the Village of Greenport Historic District
SCTM # 1001-4.-6-34.6 & 1001-4.-6-32

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