

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 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 Monday, March 15, 2021 commencing at 6:00 p.m. regarding the following application or matter:

Paul Pawlowski  
123 Sterling Avenue  
Greenport, NY 11944  
SCTM # 1001-3.-5-16.4/16.5

The applicant proposes to modify the stipulated use pursuant to a stipulation and agreement of settlement including approval of revised site plan to allow for property owned by 123 Sterling LLC settlement dated 2007 under Suffolk County index # 05-10801 and 06-09063, from storage space on the first floor to indoor parking, and to modify the stipulated use on the second floor from open space to storage space. This property is located in the W-C (Waterfront Commercial) District and is located in the Historic District. This property requires an area and use variance.

1. The uses that are proposed require the modification of the Stipulation of Settlement, and the approval by: the Board of Trustees, Planning Board, Zoning Board of Appeals and the Sterling Neighborhood Association of the changes in the uses on the premises that are not conforming with the Stipulation of Settlement and a modification of the variances that were granted under that agreement.
2. Indoor Parking is not a permitted or conditional use in the Waterfront Commercial (W-C) District. **150-11 A, B, C, D, E, F, G** Permitted Uses, Conditional Uses, Standards of Conditional Uses, and Special Uses for properties located within the W-C District.  
The plans show a proposed conversion of stipulated approved storage space on the first floor to an indoor parking garage. Indoor parking garages are not a permitted use, conditional use, or special use in the W-C District. This would require a use variance, and a modification of the Stipulation of Settlement and a modification of the variances that were granted under that agreement.
3. Storage Space is not a permitted or conditional use in the Waterfront Commercial (W-C) District. **150-11 A, B, C, D, E, F, G** Permitted Uses, Conditional Uses, Standards of Conditional Uses, and Special Uses for properties located within the W-C District.  
The plans show a proposed conversion of stipulated approved open space on the second floor into storage space. Storage space is not a permitted use, conditional use, or special use in the W-C District. This would require a use variance and a modification of the Stipulation of Settlement and a modification of the variances that were granted under that agreement.
4. The reduction of Waterfront Commercial use is an expansion of the variance relief that was granted by the Zoning Board of Appeals in conjunction with the Stipulation of Settlement and requires an area variance and a modification of the Stipulation of Settlement and a modification of the variances that were granted under that agreement.

The application 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