

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:

Jenna and Donald Williams
511 Carpenter Street
Greenport, NY 11944
SCTM # 1001-4.-3-32

The applicant proposes to connect two buildings to be classified as one, and make alterations/changes to the building. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires area and use variances.

1. Building Height Requirements.

150-12 District Regulations

One-Family dwelling: Max. Height: 35' or 2 ½ Stories (R-2). The plans show a proposed third floor addition. This would require an area variance for a third story.

2. Lot Coverage Requirements.

150-12 District Regulations

One-Family dwelling: Max. lot coverage: 1,437 SF or 30% (R-2). The plans show the lot coverage is **2,525 SF or 52%**. This would require an area variance of a 22% lot coverage increase.

3. Front Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Front Yard Setback: 30-feet (R-2). The plans show the front yard of the 2-story building setback of 1-foot, 6-inches. This would require a front yard setback area variance of 28-feet, 6-inches.

4. Side Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Side Yard Setback: 10-feet (R-2). The plans show the front yard setback of 1-foot, 6-inches. This would require a side yard setback area variance of 8-feet, 6-inches.

5. Combined Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Combined Yard Setbacks: 25-feet (R-2). The plans show the front yard setback of 1-foot, 6-inches on the north side. And 3-feet, 4-inches on the south side. This would require a combined yard setback area variance of 20-feet, 4-inches.

6. Rear Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Rear Yard Setback: 30-feet (R-2). The plans show the front yard setback of 5-feet, 6-inches. This would require a rear yard setback area variance of 24-feet, 6-inches.

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