

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 Station One Firehouse located at Third and South Streets, Greenport, N.Y., 11944 on Tuesday, July 21<sup>st</sup> commencing at 6:00 p.m. regarding the following application or matter:

Community Action Southold Town Inc. (CAST, Inc.)  
621 Main Street  
Greenport, NY 11944  
SCTM # 1001-2.-6-49.4

The applicant proposes the conversion of the former church, located at 621 Main Street, to CAST headquarters. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property also requires an area variance and approval from the Historic Preservation Commission.

1. **Lot size requirements.**

150-7B(3)(B)

Each such use shall occupy a lot which shall have an area containing not less than one acre.

The plans show the property is 0.43 acres. This would require an area variance of 0.57 acres.

2. **Setback requirements.**

150-7B(3)(a)

No building or part thereof shall be erected nearer than 50 feet to any street or property line. (150-7(B)A)

**A)** The plans show a front yard setback of 3-feet, 4-inches. This would require an area variance of 46 feet, 8-inches.

**B)** The plans show a side yard setback of 30 feet, 3-inches. This would require an area variance of 19 feet, 9-inches.

**C)** The plans show a side yard setback of 12 feet. This would require an area variance of 38 feet.

3. **Area requirements.**

150-7B(3)(a)

The sum of all areas covered by all principal and accessory buildings shall not exceed 20% of the area of the lot. (150-7(B)A)

The plans show the lot area as 20.54%. This would require an area variance of 0.54%.

4. **Parking requirements.**

150-16

1 space for each 200 square feet of floor area, but not less than 1 space for each 5 seats, where provided.

The plans show 9 spots proposed. The floor area is 6,404.57 SF. That would require the provision of 32 parking spots, which would require an area variance of 23 parking spots.

Additionally, §208.2 of Americans with Disabilities Act requires at least one (1) spot to be ADA compliant.

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