

LEGAL NOTICE – 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 Village Code, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Fire House, Third Street, Greenport, N.Y. on Tuesday, August 16, 2016 commencing at 6:00 p.m. regarding the following applications :

James Olinkiewicz
221 Fifth Avenue,
Greenport, NY 11944
SCTM # 1001-4.-4-29

The applicant requests area variances to subdivide an existing lot and construct a conforming house. This subdivision will create 2 new substandard lots requiring area variance as follows:

Lot 1:

- The proposed subdivision creates lot 1 with an area of 6,587 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., requiring a minimum lot size variance of 913 sq. ft.
- The proposed lot width is 47.82 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a minimum lot width variance of 12.18 ft.

Lot 2:

- The proposed lot width is 52.35 ft. where section 150-12(A) requires a min. lot width of 60 ft., requiring a minimum lot width variance 7.65 ft.
- The proposed combined side yard is 17.9 ft. where section 150-12(A) requires a combine yard setback of 25', requiring a combine sideyard variance of the 7.10 feet.
- The proposed subdivision creates a 5.0 ft side yard setback on the north property line, where section 150-12(A) requires a minimum side yard setback of 10 ft., requiring a side yard setback variance of 5.0 feet.

This Property is located in the R-2; One and Two Family District

This Property is not located within the Historic District.

A site inspection is scheduled for Tuesday August 16, 2016, at 4:30 pm.

1T 8/4/16

Doug Moore
Zoning Board of Appeals
Village of Greenport, NY