

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:

238 Fifth Avenue Greenport Inc.  
Represented by James Olinkiewicz  
238 Fifth Avenue,  
Greenport, NY 11944  
SCTM # 1001-4.-8-3

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

Lot 1:

- The proposed subdivision creates lot 1 which has an area of 5,389.5 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., the proposal requires a minimum lot area variance of 2,110.50 sq. ft.
- The proposed lot width is 50 ft. where section 150-12 (A) requires a min. lot width of 60 ft., requiring a minimum lot width variance of 10 ft.
- The proposed lot coverage is 37 % (2,024 sq. ft.). Section 150-12 A. of the Village of Greenport Code limits the a maximum lot coverage to 35% for a two family house in the R-2 District requiring a lot coverage area variance of 2% (107.75 sq. ft.).

Lot 2:

- The proposed subdivision creates lot 2 which has an area of 4,026 sq. ft. where section 150-12 (A) of the Village of Greenport code requires a min. lot size of 7,500 sq. ft., requiring an minimum lot size variance of 3,474 sq. ft.
- The proposed lot depth is 50 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 50 ft.
- The proposed cottage is 15 ft. from the front (west) property line, where section 150-12A. of the Village of Greenport code requires a minimum 30' front yard setback; requiring a 15 ft. front yard setback variance.
- The proposed cottage is 10 ft. from the rear (east) property line, where section 150-12A. of the Village of Greenport code requires a minimum 30' rear yard setback; requiring a 20 ft. rear yard setback variance.
- The proposed 1 story frame house is 800 sq. ft., with 695.5 sq. ft of livable space where section 150A of the Village of Greenport code requires a One Family Dwelling located in the R-2 District to have 1,000 sq. ft. of livable floor area; requiring an minimum livable space variance of 304.5 sq. ft.

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 4:45 pm.

1T 8/4/16

Doug Moore  
Zoning Board of Appeals  
Village of Greenport, NY