

**BOARD OF TRUSTEES
VILLAGE OF GREENPORT
NOTICE OF PUBLIC HEARING ON A PROPOSED LOCAL LAW OF 2017
AMENDING CHAPTER 150
(ZONING)
OF THE VILLAGE OF GREENPORT CODE**

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Greenport will conduct a Public Hearing on Thursday, July 27, 2017 at 7:00 p.m. at the Third Street Fire Station, Third and South Streets, Greenport, New York, 11944 regarding a proposed local law of 2017 amending Chapter 150 (Zoning), Section 9 (CR-Retail Commercial District) and Section 18 (Multi-Family Dwelling) of the Village of Greenport Code.

The purpose and subject of the proposed local law is to adopt regulations regarding multiple-use of residential and commercial buildings in the CR (Retail Commercial) District and Multi-Family Buildings in the R-2 (One and Two-Family Residence) District.

The title of the local law is "Local Law of 2017 – A Local Law amending Chapter 150, Section 9 – of the Village of Greenport Code – CR-Retail Commercial District and Section 18 – of the Village of Greenport Code – Multi-Family Dwelling".

Any interested party will be heard at the public hearing.

BY ORDER OF THE VILLAGE OF GREENPORT BOARD OF TRUSTEES
Sylvia Lazzari Pirillo, RMC
Village Clerk

1x: 06/29/2017
2 Copies of Affidavit Required

LOCAL LAW NO. OF THE YEAR 2017

ADOPTING REGULATIONS REGARDING MULTIPLE USE RESIDENTIAL AND
COMMERCIAL BUILDINGS IN THE CR RETAIL COMMERCIAL DISTRICT AND
MULTIFAMILY BUILDINGS IN THE R2 ONE AND TWO FAMILY RESIDENCE
DISTRICT

MULTIFAMILY AND MULTIPLE OCCUPANCY

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE
INCORPORATED VILLAGE OF GREENPORT AS FOLLOWS:

Section 1.0 Enactment, Effective Date,
Purpose and Definitions.

- 1.1 Title of Local Law
- 1.2 Enactment.
- 1.3 Effective Date.
- 1.4 Purpose and Intent of Local Law.
- 2.0 General Provisions
- 2.1 Amendment of Section 150-9(A)(18)(a).
- 2.2 Creation of Section 150-9A)(18)(e).
- 2.3 Amendment of Section 150-18.
- 3.0 Severability

1.1 Title

This Local Law shall be entitled “Local Law of 2017 Adopting Regulations Regarding Multiple use Residential and Commercial Buildings in the CR Retail Commercial District and Multifamily Buildings in the R2 One and Two Family Residence District.”

1.2. Enactment.

Pursuant to Section 10 of the Home Rule Law and the Village Law of the State of New York, the Incorporated Village of Greenport, County of Suffolk and State of

Draft Multi Family Regulations
June 8, 2017

New York, hereby enacts by this Local Law of 2017, a Local Law of the Village of Greenport.

1.3. Effective Date.

This Local Law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Incorporated Village of Greenport.

1.4 Purpose and Intent of Local Law.

The purpose and intent of this Local Law is to amend the existing Section 150-18 of the Greenport Village Code and corresponding definitions regarding multi-family use.

2.0 General Provisions.

2.1 Section 150-9(A)(18)(a) of the Greenport Village Code is hereby amended to read as follows:

“150-9(A)(18)(a) Inspection by the Village Building Inspector and Village Fire Marshal to ensure compliance with all requirements of the 2015 International Fire Prevention and Building Code, New York State Supplement and any additions, amendments and or supplements thereto, all other applicable state and local regulations prior to the issuance of a building permit and the issuance of a certificate of occupancy. The provisions of “Section 150-18 Standards” for “multifamily dwellings”, which is intended to apply to multifamily dwellings in the R-2 One and Two Family Residence District, shall not apply to any building located in the CR Retail Commercial District with more than one dwelling under this Section 150-9(A)(18).”

2.2 Section 150-9A)(18)(e) is hereby created to read as follows:

“The height limitation of any building in the CR Retail Commercial District shall be the lesser of 2.5 stories or 35 feet, and there shall be a floor area ratio limitation of all buildings including additions to any existing building or any new building in the CR Retail Commercial

Draft Multi Family Regulations
June 8, 2017

District of a total usable square footage that is not more than 2.5 times the square footage of the first floor of the building.”

2.3 Section 150-18 of the Greenport Village Code is hereby amended to read as follows:

“Section 150-18 Standards

Multifamily dwellings (multifamily dwelling for purposes of this Chapter 150 being a residential only building with three or more apartments located in the R-2 One and Two Family Residence District) shall comply with the following standards:”

Severability

In the event that one or more of the provisions of this local law or Chapter shall be deemed to be unenforceable, the remaining provisions of this local law or Chapter shall remain in full force and effect.