

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 Fire House, Third Street, Greenport, N.Y. on Tuesday, September 19, 2017 commencing at 6:00 p.m. regarding the following applications or matters:

Lanmark Group
222 Manor Place
Greenport, NY 11944
SCTM # 1001-2.-2-41.1

The applicant requests 2 variances to renovate and alter the portion of the building located at 222 Manor Place which houses a pre-existing non-conforming use as a medical office. The property is located in the R-1 One-Family Residence District.

Variance 1 - Section 150-20. Nonconforming uses.

A. Except as provided hereinafter, any nonconforming use of buildings or open land, existing on the effective date of this chapter or authorized by a building permit issued prior thereto, may be continued indefinitely, except that such building or use:

(1) Shall not be enlarged, altered, extended, reconstructed or restored or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any external evidence of such use be increased by any means whatsoever.

- Plans submitted propose alterations by reorganization of first and second floor medical suites which includes upgrades of handicap accessible features (including the installation of an elevator), electrical and mechanical upgrades.
- Plans submitted propose site work which includes 7 additional on-site parking spaces. Also proposed is the removal and replacement of sidewalks as necessary, the removal of the existing ramp on Manor Place and the addition of new sidewalks and ramps providing ADA compliance from the rear parking area.

These proposals will require a variance for alteration, restoration and reconstruction of the pre-existing non-conforming building use.

Variance 2 - Section 150-12.

A. Off- street parking per dwelling unit in the R-1 requires 2 spaces

Section 150-16.

A. Professional offices of physicians and dentists require 5 spaces per physician or dentist.

- Plans submitted provide for 15 parking spaces which include 2 handicap accessible spaces and appropriate loading areas. Based on the combination of sections 150-12 and 150-16, the Village of Greenport Code requires 27 parking places (2 for the apartment and 25 for the medical office)

This proposal will require a variance of the parking requirements for 12 spaces or a planning board determination to allow for payment in lieu of parking requirements as set forth in Section 150-16G. of the Village of Greenport Code.

A site inspection by the Zoning Board of Appeals is scheduled for Tuesday September 19, 2017, at 5:15 pm.

1T 9/7/17

John Saladino
Zoning Board of Appeals
Village of Greenport, NY