

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, July 18, 2017 commencing at 6:00 p.m. regarding the following applications:

Michael Kimack, agent for 6th Street LLC,
429 Sixth Street
SCTM # 1001-6.-3-5

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 which is 6,546.97 sq. ft. where section 150-12 (A) requires a min. lot size of 7,500 sq. ft., the proposal requires an area variance of 953.03 sq. ft.
- The proposed lot depth is 90 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 10 ft.

Lot 2:

- The proposed lot depth is 81.61 ft. where section 150-12 (A) requires a min. lot depth of 100 ft. requiring an area variance of 18.39 ft.
- The proposed new garage is located in the front yard, where as section 150-13A(1)(a) states that an accessory building may be located in any required rear yard.

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 July 18, 2017, at 5:30 pm.

1T 7/6/17

John Saladino, Chairman
Zoning Board of Appeals
Village of Greenport, NY