

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 Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals at the Station One Firehouse located at Third and South Streets, Greenport, N.Y., 11944 on Tuesday, September 17, 2019, commencing at 6:00 p.m. regarding the following application or matter:

ANVK NY Holdings Trust  
326 Front Street  
Greenport, NY 11944  
SCTM # 1001-4.-8-29,30,31

The applicant is proposing the construction of a third floor with 17 additional guest rooms for the property located at 326 Front Street, Greenport, N.Y., 11944. The property is located in the CR (Commercial Retail) District. The property is not located in the Village of Greenport Historic District.

- Section 150-12 B. Bulk and Parking Regulations:  
Bulk and parking regulations for commercial uses permitted in CR (Retail Commercial) District, CG (General Commercial) District and WC (Waterfront Commercial) District shall be subject to the following requirement(s):
  - Building Height: 2 Stories or 35-feet.
  
- 1. The proposed new height of the building is 37-feet, requiring an area variance of 2-feet.
  
- 2. The proposed new total number of stories of the building is 3, requiring an area variance for the third floor.
  
- Section 150-16 A. (1) Parking and Loading Regulations:  
Off-street parking requirements. Off-street parking spaces, open or enclosed, are permitted accessory to any use, subject to the following provisions:
  - Hotels and Motels: 1 space for each guest room, plus 1 space for each employee.
  
- 3. According to the submitted plans, there are a total of 53 guest rooms proposed (3 of which will be reserved for hotel staff) with a total of 5 staff members. The proposed addition requires a total of 55 parking spaces for the premises. The property currently has 31 parking spaces. This would require an area variance of 24 parking spaces, including all ADA accessible parking regulations and requirements.

- Section 150-16 A. (3) Parking and Loading Regulations:  
Off-street parking requirements. Off-street parking spaces, open or enclosed, are permitted accessory to any use, subject to the following provisions:
  - Size of spaces: 300 square feet shall be considered one parking space, to provide room for standing area and aisles for maneuvering. Entrance and exit lanes shall not be computed as parking space. Minimum parking stall width shall be 10-feet and minimum length shall be 20-feet.
  
- 4. According to the submitted plans, the proposed parking spots shown are 9-foot by 20-feet, requiring a 1-foot area variance for the width of each parking space.

A copy of the request is on file with the Village Clerk where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
John Saladino, Chairperson