

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 Third Street Firehouse, Third Street, Greenport, N.Y., 11944 on Tuesday, August 21, 2018, commencing at 6:00 p.m. regarding the following application or matter:

412 Third Street Greenport Inc.
412 Third Street
Greenport, NY 11944
SCTM # 1001-4.-2-4.6

The applicant proposes to subdivide the property located at 412 Third Street, Greenport, N.Y., 11944. The property is located in the R-2 (One and Two Family Residential) District. The property is not located in the Greenport Village Historic District.

The proposed lots are formed from a lot already occupied by a building that does not comply with the requirements of the district in which it is located, requiring a variance.

Lot 1

1. The proposed front yard setback is 6.3 feet, requiring an area variance of 23.7 feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum setback of 30 feet for front yards.

2. The proposed rear yard setback is 10.4 feet, requiring an area variance of 19.6 feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum setback of 30 feet for rear yards.

3. The proposed lot area is 4,615.305 sq. feet, requiring an area variance of 2,884.695 sq. feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum lot area of 7,500 sq. feet for a one family dwelling in the R-2 District.

Lot 2

1. The proposed side yard setback is 3.4 feet, requiring an area variance of 6.6 feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum setback of 10 feet for side yards.

2. The proposed combined side yard setback is 24.5 feet, requiring an area variance of 0.5 feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum setback of 25 feet for combined side yards.

3. The proposed rear yard setback is 3.1 feet, requiring an area variance of 26.9 feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum setback of 30 feet for rear yards.

4. The proposed lot area is 3,393.18 sq. feet, requiring an area variance of 4,106.82 sq. feet.

- Section 150-12A. of the Code of the Village of Greenport requires a minimum lot area of 7,500 sq. feet for a one family dwelling in the R-2 District.

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