

**BOARD OF TRUSTEES  
VILLAGE OF GREENPORT  
NOTICE OF PUBLIC HEARING ON A PROPOSED LOCAL LAW OF 2017  
AMENDING CHAPTER 118-15  
(SUB-DIVISION AND MERGER OF LAND)  
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, October 26, 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 118 (Sub-Division and Merger of Land) of the Village of Greenport Code.

The purpose and intent of this Local Law is to create regulations regarding the merger of nonconforming lots in the Village of Greenport.

The title of the local law is "Local Law of 2017 – A Local Law amending Chapter 118 – of the Village of Greenport Code – "Sub-Division and Merger of Land".

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: 10/12/2017  
2 Copies of Affidavit Required

Draft October 10, 2017

LOCAL LAW NO.    OF THE YEAR 2017  
A LOCAL LAW AMENDING SECTION 118-15 OF THE  
GREENPORT VILLAGE CODE  
REGARDING NONCONFORMING LOTS

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 to Section 118-15 Nonconforming Lots and Merger of Lots.

3.0 Severability

1.1 Title.

This Local Law shall be entitled “Local Law    of 2017 Amending Section 118-15  
of the Greenport Village Code.

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

1.3. Effective Date.

October 10, 2017

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 create regulations regarding the development and or merger of nonconforming lots in the Village of Greenport.

2.0 General Provisions.

2.1 Section 118-15 of the Greenport Village Code, is hereby amended to read as follows:

“118-15.0 Nonconforming Lots and Merger of Nonconforming Lots:

The following provisions shall apply to and govern all nonconforming lots wherever located:

118-15. (A). Merger of nonconforming lots.

If at any time a lot with less than the area or width required in the district within which the lot is located shall be held in the same ownership as one or more adjoining parcels, the lot shall lose its status as a nonconforming lot and shall merge with the adjoining parcel. A lot created by the merger of the adjoining parcels remains nonconforming if said parcels as merged are less than the lot area or lot width requirements of the district in which said parcels are situated. No such merger shall occur, however, in the following cases:

118-15. (B)(1) Merger by death.

No merger shall hereafter result under this chapter where the ownership of a nonconforming lot becomes the same as the ownership of an adjoining parcel through the death of an individual owner of one of the parcels; provided, however, the parcels do not remain in common ownership for a period in excess of three years from the date of death.

118-15. (B)(2) Merger of improved nonconforming parcels.

No merger shall hereafter result under this chapter where adjacent nonconforming lots that are both improved with Village approved single-family residences are held in the same ownership.