



October 5, 2022

Planning Board
Village of Greenport
236 Third Avenue
Greenport, NY 11944

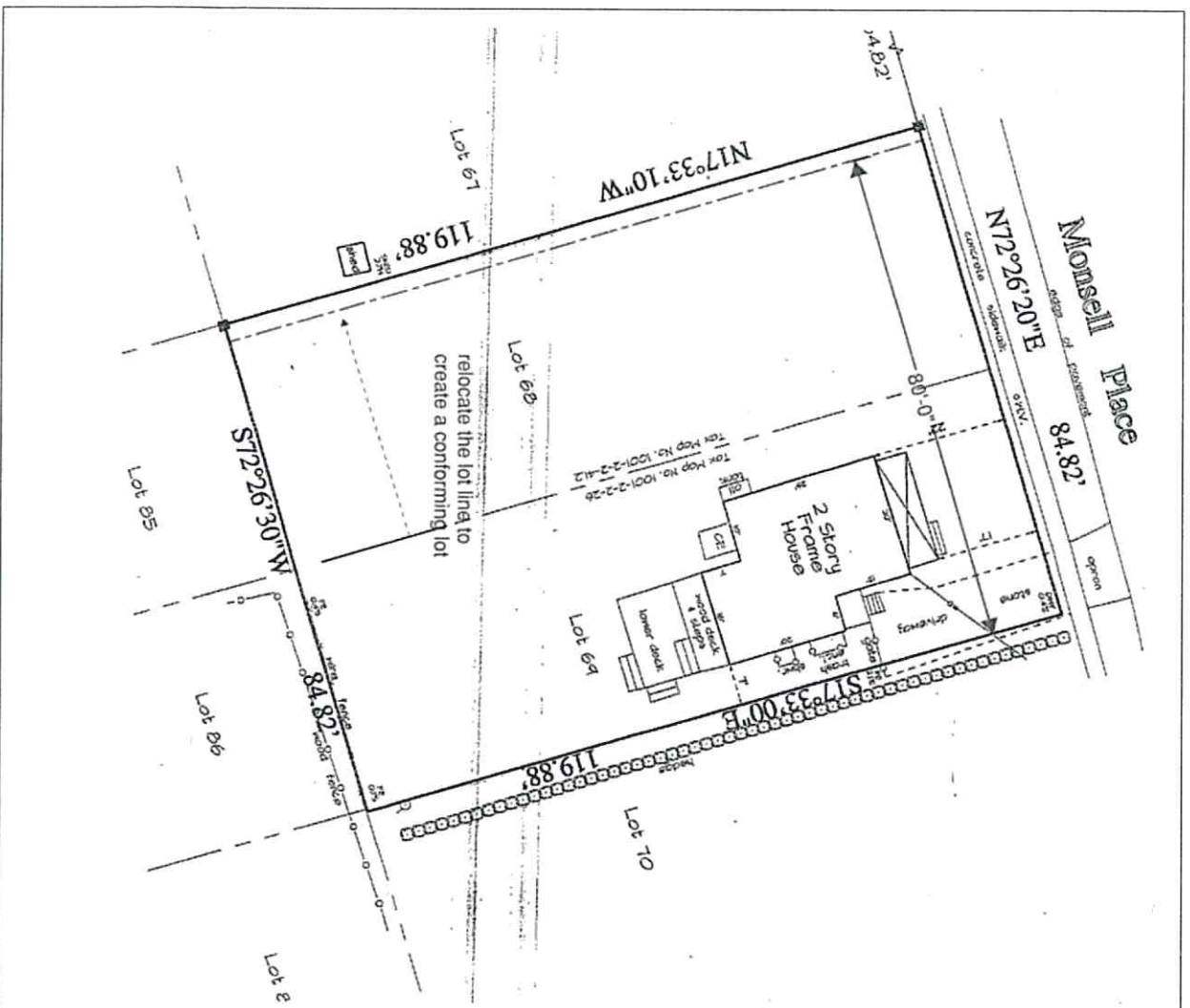
Dear Planning Board Members,

My clients, Jesse Browner and Judy Clain are requesting a lot line change. They own two non conforming lots; lot 68 & 69. Pursuant to section 118-12 they are requesting to move the lot line between them to create one conforming lot that is 80' wide by 119.88' long. This will not create any new lots as this will result in one conforming lot and one non conforming lot.

Per 118-12 we request that the Planning Board may consider the attached preliminary plat a final plat to expedite the approval process.

A handwritten signature in black ink, appearing to read 'Wayne Turett', with a long horizontal flourish extending to the right.

Sincerely, Wayne Turett
Client representative and architect



relocate the lot line to create a conforming lot

Minimum required:	R-1 District
Lot area (square feet)	10,000
Lot width (feet)	80
Lot depth (feet)	100
Front yard (feet)	30
One side yard (feet)	12
Both side yards (feet)	30
Rear yard (feet)	30
Liveable floor area per dwelling unit (square feet)	1,000
Off-street parking per dwelling unit	2
Maximum permitted: Lot coverage (percent)	30
Building height: Number of stories	2 1/2
Feet per building	35

R-1 District

21 BORRELL PLACE

DATE

COMMENTS

ARCHITECT
THE TURBETT COLLABORATIVE
NEW YORK, NY 10007
212.962.1214

THE TURBETT COLLABORATIVE:

WE REPRESENT THESE CLIENTS AND THEIR PROJECTS AS AN ARCHITECTURAL FIRM.
DRAWING TITLE
Proposed to relocate the lot line

STAMP & SIGNATURE: **PROJ. NO. 2818**
DATE: 10/24/22
SCALE: AS SHOWN
SHEET NO.: **A-110**

*Village of Greenport, NY
Monday, October 3, 2022*

Chapter 118. Subdivision and Merger of Land

§ 118-12. Lot line change.

A lot line change, that is the change of the location of a boundary between two existing lots, the final result of which will not cause the creation of a new lot. An application for a lot line change shall not require a sketch plan, and may be made initially as the submission of a preliminary plat. On a letter application to the Planning Board, the Planning Board may consider the preliminary plat a final plat to expedite the approval process.