

**NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article XI, Section 150-27A of the Greenport Village Code, the Zoning Board of Appeals will conduct a Public Hearing at the Station One Firehouse, located at Third and South Streets, Greenport, N.Y. 11944 on Tuesday, July 18th, 2023, commencing at 6:00 p.m. regarding the application of:

Joe Ippolito
417 West Street
Greenport, NY 11944
SCTM # 1001 -4 -5 -2

Applicant proposes a two-story addition to the house, renovations, and the addition of a new deck.

This would require the following variances:

Front-Yard Setback Requirements

150-12 District Regulations

R-2 District: Minimum Front-Yard Setback Requirement: 30 feet.

The plans show the Front-Yard Setback of 16.2 feet.

This would require an area variance 13.8 feet.

Combined Side-Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Combined Side-Yard Setback: 25 feet.

The plans show a Combined Side-Yard Setback of 24.9 feet.

This would require an area variance of 0.1 feet.

Residence District Regulations.

150-13A.(1)(b) District Regulations

Minimum Lot-Line Setback Requirement: 5 feet.

The plans show an accessory building with a Setback of 1.9 feet from the West Property Line.

This would require an area variance of 3.1 feet.

Residence District Regulations.

150-13A.(1)(b) District Regulations

Minimum Lot-Line Setback Requirement: 5 feet.

The plans show an accessory building with a Setback of 3.8 feet from the South Property Line.

This would require an area variance of 1.2 feet.

The application 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