

**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, November 21st, 2023, commencing at 6:00 p.m.** regarding the application.

**Monika Majewski
on behalf of Divine Home LLC
424 2nd Street
Greenport, NY 11944
SCTM # 1001-4 -2 -35.3**

Applicant proposes construction of a new one-family, two-story house with a 1,281 sq. ft. footprint. The applicant also proposes construction of a 12' x 28' pool. This would require the following variances:

Swimming Pool Setback Requirements

150-7-C.(3)(a)

R-2 District: Minimum Required Pool Setback from Property Line: 20 feet.
The plans show a setback of 18 feet (North Side).
This would require an area variance of 2 feet.

Swimming Pool Setback Requirements

150-7-C.(3)(a)

R-2 District: Minimum Required Pool Setback from Property Line: 20 feet.
The plans show a setback of 8 feet (East Side).
This would require an area variance of 12 feet.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

The Board has not yet made any determinations under the State Environmental Quality Review Act.

Any Persons having disability which would inhibit attendance in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 236 Third Street, Greenport, New York, during regular business hours.

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**