

**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 18, 2023, commencing at 6:00 p.m. regarding the application of:

Andrew Glassman
535 2nd Street
Greenport, NY 11944
SCTM # 1001 -2 -6 -16

Applicant proposes to legitimize pre-existing, non-conforming setbacks to the existing home. The applicant also proposes to build a 138 square foot screened-in deck, requiring an additional variance. This would require the following variances:

Front-Yard Setback Requirements.

150-12 District Regulations

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

The plans show the Front yard of the setback of 14 feet.

This would require an area variance 16 feet.

Side-Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Side Yard Setback: 10 feet.

The plans show a side yard setback of 1.8 feet.

This would require an area variance of 8.2 feet.

Side-Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Side-Yard Setback: 10 feet.

The plans show a side yard-setback of 7.7 feet.

This would require an area variance of 2.3 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