

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

**NOTICE IS HEREBY GIVEN** that pursuant to Chapter 150, Zoning Article X, 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 **December 17, 2024, commencing at 6:00 p.m.** regarding the application of:

**Jake LaChapelle  
on behalf of Idanes Sanchez  
151 Central Avenue  
Greenport, NY 11944  
SCTM: 1001 -5 -2 -4**

Applicant proposes renovation of existing two-story house. Work includes demolition of non-historic one-story kitchen addition at rear of house, rear deck, and non-historic garage at rear of house. Construction of new deck in approximate footprint of existing. Finished work will decrease building coverage by 118 SF to 1,455 SF. This requires the following variances:

**1. Front Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum front yard requirement: 30 feet.

§150-13(D)(3) Residence District Regulations

Average of two greatest setbacks: 27.3 feet.

The plans show an existing front yard setback of 10.5 feet.

This would require an area variance of 16.8 feet.

**2. Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum side yard requirement: 10 feet.

The plans show an existing side yard setback of 0.5 feet.

This would require an area variance of 9.5 feet.

**3. Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum side yard requirement: 10 feet.

The plans show a proposed side yard setback of 8.1 feet.

This would require an area variance of 1.9 feet.

**4. Combined Side Yard Setback Requirements**

§150-12 Schedule Regulations

R-2 District: minimum combined side yard requirement: 25 feet.

§150-13(E)(1) Residence District Regulations

Four tenths of the lot width: 14.2 feet.

The plans show a proposed combined side yard setback of 8.6 feet.

This would require an area variance of 5.6 feet.

**5. 150-12 Schedule of regulations**

R-2 District: Maximum permitted lot coverage: 30% / 1,377 square feet. The plans show a proposed total lot coverage of 31.7% / 1455 square feet. This would require an area variance of 1.7% / 78 square 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.

**BY ORDER OF THE VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
John Saladino, Chairperson**