



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

REVISED NOTICE OF DISAPPROVAL

April 9, 2024

To: Robert Brown
205 Bay Ave
Greenport New York 11944

PLEASE TAKE NOTICE that your application dated January 11, 2024 and plans dated June 5, 2023 proposed addition and renovations at existing property located at 174 Sterling Street, Greenport NY 11944 in the R2 Historic District, is returned herewith and disapproved on the following grounds:

2 Front Yard Setback Requirements.

150-12 Schedule Regulations

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

The plans show the front yard setback of 23'3"
This would require an area variance of 6'9"

3 Side Yard Setback Requirements.

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10'

The plans show the side yard setback of 7'4"
This would require an area variance of 2'8"

4 Side Yard Setback Requirements.

150-12 Schedule Regulations

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

The plans show the side yard setback of 7'6"
This would require an area variance of 2'6"

5 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 14'10"

This would require an area variance of 10'2"

This application is therefore denied, requiring the above-mentioned area variances.

The premise to which this application applies to is located at 174 Sterling Street, Greenport NY 11944 in the R2 Historic District.

Map: 1001 Section: 2 Block: 3 Lot: 16



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Alex Bolanos

Date : 04/9/2024

Code Enforcement Official