

**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 **July 16, 2024, commencing at 6:00 p.m.** regarding the application of:

**Frank Uellendahl
on behalf of Sandra Benedetto & Elizabeth Gertz
218 Sixth Street
Greenport, NY 11944
SCTM: 1001 -7 -2 -4**

Applicant proposes removing an existing 6' mudroom at the rear of the house, adding a 5' extension to the 1st floor, and extending the existing 10' rear deck by 5'. This would increase building coverage by 170 SF. This would require the following variances:

1. Front Yard Setback Requirements.

150-12 Schedule Regulations

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

The plans show the front yard of the setback of 17.8 feet.

This would require an area variance of 12.2 feet.

2. Side Yard Setback Requirements. EXSISTING

150-12 Schedule Regulations

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

The plans show the west side yard of the setback of 1 inch.

This would require an area variance of 9.9 feet.

3. Side Yard Setback Requirements. NEW PROPOSED

150-12 Schedule Regulations

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

The plans show the west side yard of the setback of 1 inch.

This would require an area variance of 9.9 feet.

4. 150-13 Residence District Regulations.

A. Accessory (b) Such building shall be set back 5 feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show an accessory building setback of 3.4 feet from the property line.

This would require an area variance of 1.6 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

